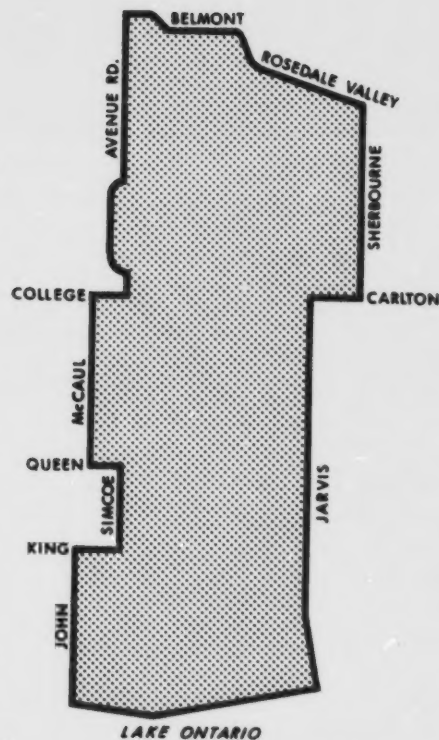


**DEVELOPMENT PROJECTS  
IN THE  
CENTRAL CORE AREA  
JULY 1985**



**CITY OF TORONTO  
PLANNING AND DEVELOPMENT DEPARTMENT  
STEPHEN G. McLAUGHLIN, COMMISSIONER**

## DEVELOPMENT PROJECTS IN THE CENTRAL CORE AREA

### PROJECTS:

- current projects (from application date to construction) in the Central Core of the City of Toronto, shown on maps included in this booklet and on the 'Development Projects in the Central Core' display map.
- projects with 6 or more dwelling units and/or 1,000 sq. metres or more non-residential floor area.
- updated at 6 month intervals

### INFORMATION:

THIS PUBLICATION IS NOT A LEGAL DOCUMENT. IT IS FOR GENERAL INFORMATION ONLY.

Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (947-7600). The Central Core Area is subject to Development Control By-law 615-79.

### FIGURES:

Taken from current applications with

- Site area - rounded to the closest 100 sq. metres.
- Floor Area - includes all floor areas above and below ground within the outside walls, rounded to the closest 100 sq. metres. Only major components listed.
- Storeys (height of building) - as proposed.
- Number of residential units - as proposed.
- UPH (dwelling units per hectare (10,000 sq. metres)) - rounded to closest 10.
- N/R (Non-Residential) Density - excludes residential, below grade parking and utility uses from density calculation.
- Parking spaces - as proposed; inside parking unless otherwise indicated.

THE INFORMATION ON THE PROJECTS LISTED IS GENERAL, FOR DETAILS OF A PARTICULAR PROJECT PLEASE CALL THE AREA PLANNER LISTED FOR THE PROJECT, OR S. BEDE (947-7355), THE PLANNER RESPONSIBLE FOR THIS BOOKLET.

THIS PUBLICATION MAY BE PURCHASED AT THE CITY HALL INFORMATION COUNTER ON THE MAIN FLOOR, OR CALL 947-7410 FOR MAIL DELIVERY.

TO PURCHASE THE 'DEVELOPMENT PROJECTS IN THE CENTRAL CORE' DISPLAY MAP ONLY, IN BLACK AND WHITE OR COLOUR, CALL THE GRAPHICS SECTION AT 947-7367.

## REFERENCES

|             |                                                            |
|-------------|------------------------------------------------------------|
| Appl.       | Application                                                |
| C. of A.    | Committee of Adjustment                                    |
| Dev. Agree. | Development Agreement                                      |
| F. D.       | Financial District                                         |
| G.F.A.      | Gross Floor Area                                           |
| HDMCRA      | High Density Mixed Commercial-Residential Area             |
| HDRA        | High Density Residence Area                                |
| LDMCRA      | Low Density Mixed Commercial-Residential Area              |
| LDRA        | Low Density Residence Area                                 |
| L.U.C.      | Land Use Committee                                         |
| MDMCRA      | Medium Density Mixed Commercial-Residential Area           |
| MDRA        | Medium Density Residence Area                              |
| N/A         | Not Applicable                                             |
| N/R         | Non-Residential                                            |
| O.M.B.      | Ontario Municipal Board                                    |
| O.P.A.      | Official Plan Amendment                                    |
| Other       | Miscellaneous servicing areas, or unspecified by applicant |
| sq.m.       | Square Metres                                              |
| UPH         | Units per Hectare                                          |

July, 1985

Developments in the Central Core Area

(Projects listed below are shown on the  
following maps A, B & C)

|     |                                                                                                                                                                 |                                    | <u>MAP</u> |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------|
| 1.  | 217 Davenport Road                                                                                                                                              | mixed use                          | A          |
| 2.  | 121 Avenue Road<br>St. Paul's United                                                                                                                            | mixed use & Church                 | A          |
| 3.  | 10 Bay Street<br>Waterpark Place                                                                                                                                | mixed use                          | C          |
| 4.  | 837 Yonge Street<br>Canadian Tire Store                                                                                                                         | retail                             | A          |
| 5.  | 67, 77 Avenue Road                                                                                                                                              | hotel                              | A          |
| 6.  | 175 Bloor Street East                                                                                                                                           | office                             | A          |
| 7.  | 39 Davenport Road<br>Stone Church                                                                                                                               | mixed use                          | A          |
| 8.  | 17 Davenport Road                                                                                                                                               | mixed use                          | A          |
| 9.  | 81 Grenville Street                                                                                                                                             | office                             | A          |
| 10. | 31 Bloor Street East<br>Yonge/Bloor Subway Station<br>(includes: 2 Sultan Street,<br>20 Charles Street East,<br>20-30 Asquith Avenue, and<br>830 Church Street) | office, retail                     | A          |
| 11. | 1 Dundas Street West                                                                                                                                            | Eaton Centre                       | B          |
| 12. | 23 St. Thomas Street                                                                                                                                            | hotel                              | A          |
| 13. | 100 Bloor Street West<br>University Theatre project                                                                                                             | hotel, movie theatre<br>and retail | A          |
| 14. | 2 Bloor Street East<br>Hudson Bay-Plaza II complex                                                                                                              | mixed use, hotel                   | A          |
| 15. | 56 Wellesley Street East<br>Paul Kane House                                                                                                                     | residential                        | A          |
| 16. | 437-441 Yonge Street                                                                                                                                            | office, retail                     | B          |
| 17. | 400 Bloor Street East                                                                                                                                           | mixed use                          | A          |

MAP

|     |                                                                          |                                       |   |
|-----|--------------------------------------------------------------------------|---------------------------------------|---|
| 18. | 175 Elizabeth Street<br>Sick Children's Hospital                         | laboratory with<br>hospital residence | B |
| 19. | 319 Yonge Street                                                         | retail                                | B |
| 20. | 16 St. Thomas Street<br>Windsor Arms Hotel                               | hotel                                 | A |
| 21. | 1 St. Thomas Street                                                      | hotel                                 | A |
| 22. | 193 Yonge Street                                                         | office, retail                        | B |
| 23. | 1057 Bay Street<br>Polo I                                                | residential                           | A |
| 24. | 625 Church Street<br>Traders Insurance                                   | mixed use                             | A |
| 25. | 300 Bloor Street East<br>Lockwood Clinic                                 | institutional                         | A |
| 26. | 240 Jarvis Street                                                        | hotel, residential                    | B |
| 27. | 1009 Bay Street<br>Polo II                                               | mixed use                             | A |
| 28. | 9 Earl Street                                                            | Princess Margaret Hosp.               | A |
| 29. | 30 College Street                                                        | mixed use                             | A |
| 30. | 1001 Bay Street                                                          | mixed use                             | A |
| 31. | 40 College Street                                                        | police headquarters                   | A |
| 32. | 6 Charles Street East                                                    | retail, office                        | A |
| 33. | 96 Gerrard Street East<br>Neill-Wycik Co-operative                       | residential                           | B |
| 34. | 21 Maitland Street                                                       | residential                           | A |
| 35. | 250 Queens Quay W.<br>270 Queens Quay W.<br>Harbour Point, Phases I & II | residential                           | C |
| 36. | 70 Homewood Avenue                                                       | residential                           | A |
| 37. | 404 Jarvis Street<br>National Ballet School                              | mixed use                             | A |
| 38. | 25 Elm Street                                                            | mixed use (Cityhome)                  | B |

MAP

|     |                                                  |                                                            |   |
|-----|--------------------------------------------------|------------------------------------------------------------|---|
| 39. | 20, 60 Harbour Street<br>World Trade Centre      | mixed use                                                  | C |
| 40. | 87 Gerrard Street East<br>Ryerson                | institutional                                              | B |
| 41. | 748 Bay Street                                   | residential<br>(senior citizens housing)                   | B |
| 42. | 21 Carlton Street                                | mixed use                                                  | B |
| 43. | 15 Wellesley St. E.                              | residential (Cityhome)<br>with Parking Authority<br>garage | A |
| 44. | 172 Carlton Street                               | residential                                                | A |
| 45. | 304 Jarvis Street                                | residential                                                | B |
| 46. | 101 McGill Street                                | residential                                                | B |
| 47. | 380 Church Street                                | mixed use                                                  | B |
| 48. | Yonge & Queen S/E Corner<br>Confederation Square | mixed use                                                  | C |
| 49. | 50 Gould Street<br>Ryerson                       | institutional                                              | B |
| 50. | 53 Simcoe Street                                 | office                                                     | C |
| 51. | 255 Queens Quay West                             | residential, hotel<br>and retail                           | C |
| 52. | 25, 45 Esplanade                                 | residential, hotel<br>and retail                           | C |
| 53. | 44 King Street West<br>Scotia Plaza              | office, retail                                             | C |
| 54. | 255 King Street West<br>Marathon Downtown West   | office, retail                                             | C |
| 55. | 60 York Street<br>Strathcona Hotel               | hotel, residential                                         | C |
| 56. | 304, 320 Bay Street<br>Canada Permanent Mortgage | office                                                     | C |
| 57. | 259 Queens Quay West                             | marine police                                              | C |

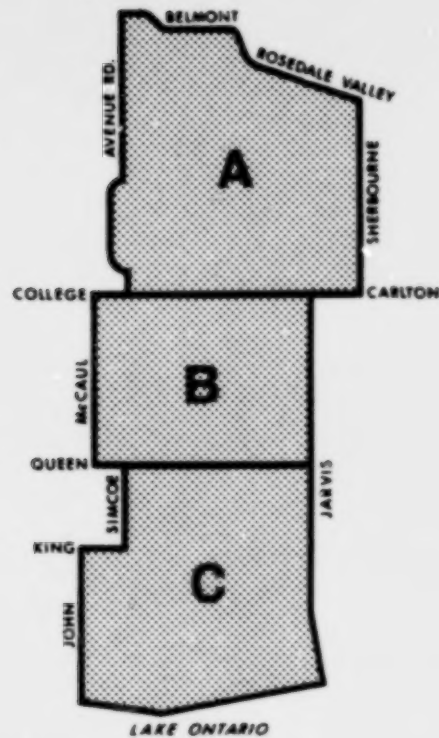
|     |                                                 |                                       | <u>MAP</u> |
|-----|-------------------------------------------------|---------------------------------------|------------|
| 58. | 125 Wellington St. W.                           | mixed use                             | C          |
| 59. | 1 University Avenue                             | office, retail                        | C          |
| 60. | 95 Wellington St. W. &<br>107 Wellington St. W. | office, retail<br>recreational (club) | C          |
| 61. | 79 Wellington St. W.<br>T.D. Centre - Phase IV  | office                                | C          |
| 62. | 20 Front Street West                            | office                                | C          |
| 63. | 10 Toronto Street                               | office                                | C          |
| 64. | 230 Front Street West                           | C.B.C. Centre                         | C          |
| 65. | Railway Lands                                   | Area Plan                             | C          |
| 66. | 77 Harbour Square                               | residential                           | C          |
| 67. | 27 Carlton Street                               | office, retail                        | B          |
| 68. | 149 Front Street West                           | office, retail                        | C          |
| 69. | 272 Jarvis Street                               | mixed use                             | B          |
| 70. | 30 Hazelton Avenue                              | mixed use                             | A          |
| 71. | 29 Queen Street East                            | parking garage                        | C          |
| 72. | 95 Lombard Street                               | mixed use, hotel                      | C          |
| 73. | 277 Victoria Street                             | office                                | B          |
| 74. | 112 Elizabeth Street                            | residential                           | B          |
| 75. | 101 College Street<br>Toronto General Hosp.     | research lab.                         | B          |
| 76. | 178 Jarvis Street<br>Stanford Housing Co-op     | residential                           | B          |
| 77. | 16 Adelaide Street East                         | office, retail                        | C          |
| 78. | 1 Richmond Street West                          | office                                | C          |
| 79. | 26 McAlpine Street                              | mixed use                             | A          |
| 80. | 230 Bay Street<br>Old Stock Exchange Building   | mixed use                             | C          |

|      |                                                 |                     | <u>MAP</u> |
|------|-------------------------------------------------|---------------------|------------|
| 81.  | Queen, Shuter, Mutual<br>& Dalhousie Sts. Block | mixed use           | B          |
| 82.  | 108 Chestnut Street                             | hotel               | B          |
| 83.  | 35 Front Street East                            | office, retail      | C          |
| 84.  | 174-176 Queen Street West                       | daycare, commercial | B          |
| 85.  | 129 Queen Street East                           | office, retail      | C          |
| 86.  | 25 Richmond Street East                         | mixed use           | C          |
| 87.  | 82 Lombard Street                               | mixed use           | C          |
| 88.  | 75 Esplanade                                    | office              | C          |
| 89.  | 70 King Street East                             | mixed use           | C          |
| 90.  | 101 King Street East                            | mixed use           | C          |
| 91.  | 30 St. Patrick Street                           | mixed use           | B          |
| 92.  | 159 Bay Street                                  | office, retail      | C          |
| 93.  | St. Lawrence Neighbourhood<br>Phase 2-C         | area plan           | C          |
| 94.  | 600 University Avenue<br>Mt. Sinai Hosp.        | research centre     | B          |
| 95.  | 77 Front Street East                            | hotel               | C          |
| 96.  | 172-190 Simcoe Street                           | office              | B          |
| 97.  | 900 Yonge Street                                | mixed use           | A          |
| 98.  | 128 Hazelton Avenue                             | mixed use           | A          |
| 99.  | 720 Bay Street                                  | office, retail      | B          |
| 100. | 61 Queen Street East                            | office, retail      | C          |
| 101. | 58 Richmond Street East                         | ambulance station   | C          |
| 102. | 33-43 Gerrard Street W.<br>Chelsea Inn          | hotel expansion     | B          |
| 103. | 39 Adelaide Street East                         | office              | C          |
| 104. | 525 University Avenue                           | office, retail      | B          |

MAP

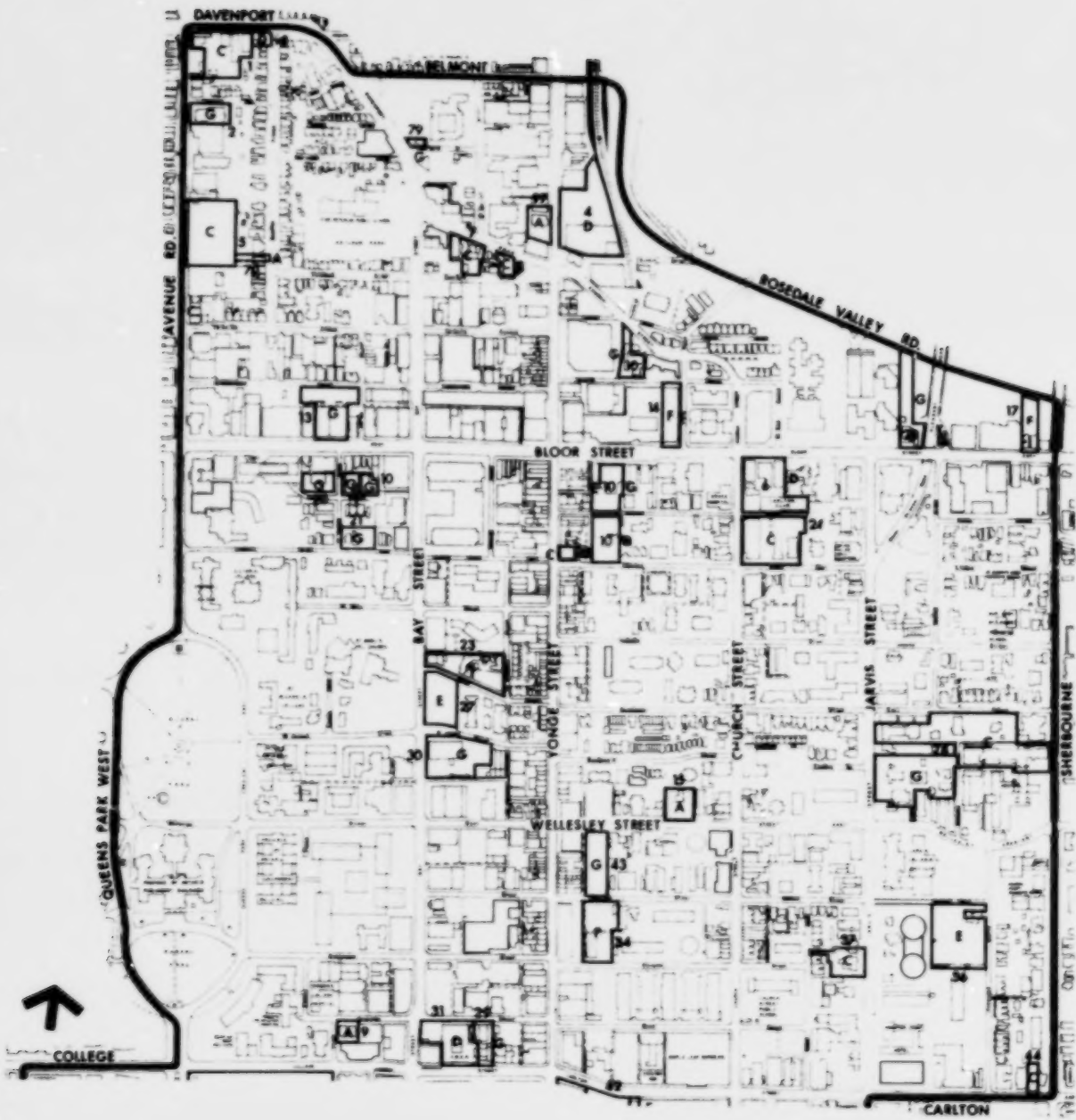
|      |                                      |                |   |
|------|--------------------------------------|----------------|---|
| 105. | 41, 45 Front Street East             | office, retail | C |
| 106. | 95 Queens Quay East<br>Redpath Sugar | industrial     | C |

## MAP INDEX

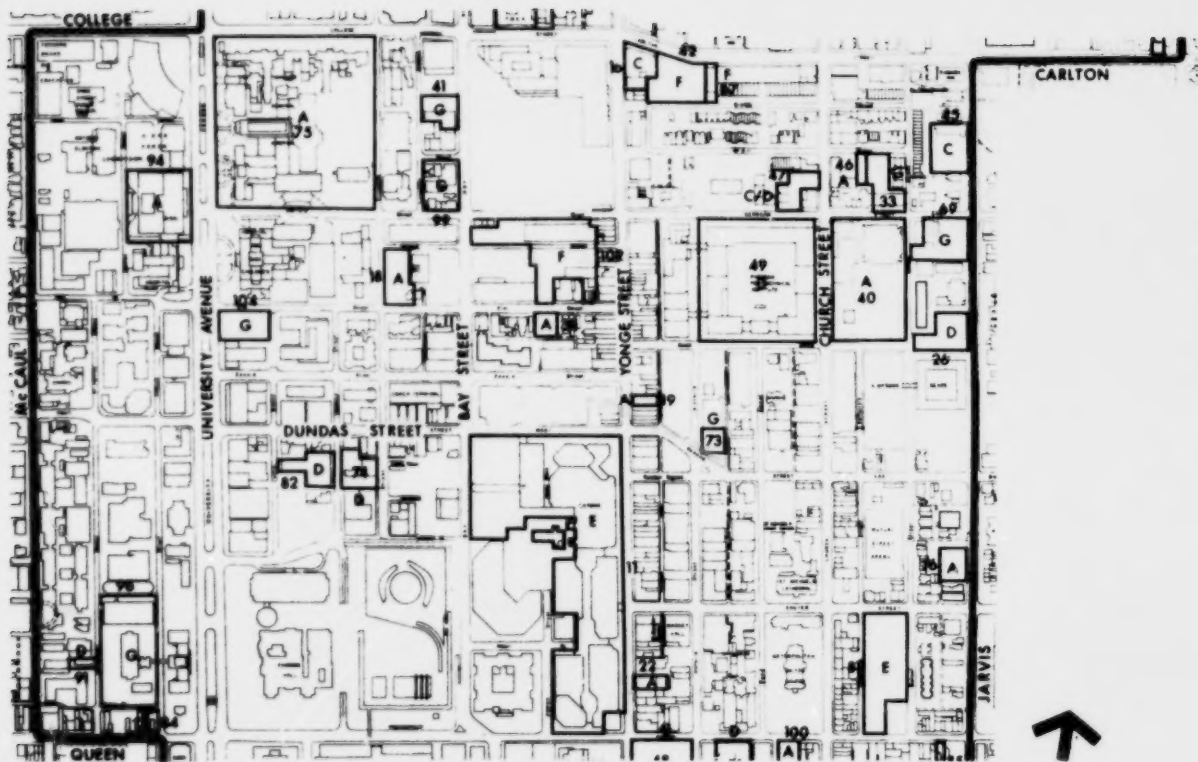


## LEGEND

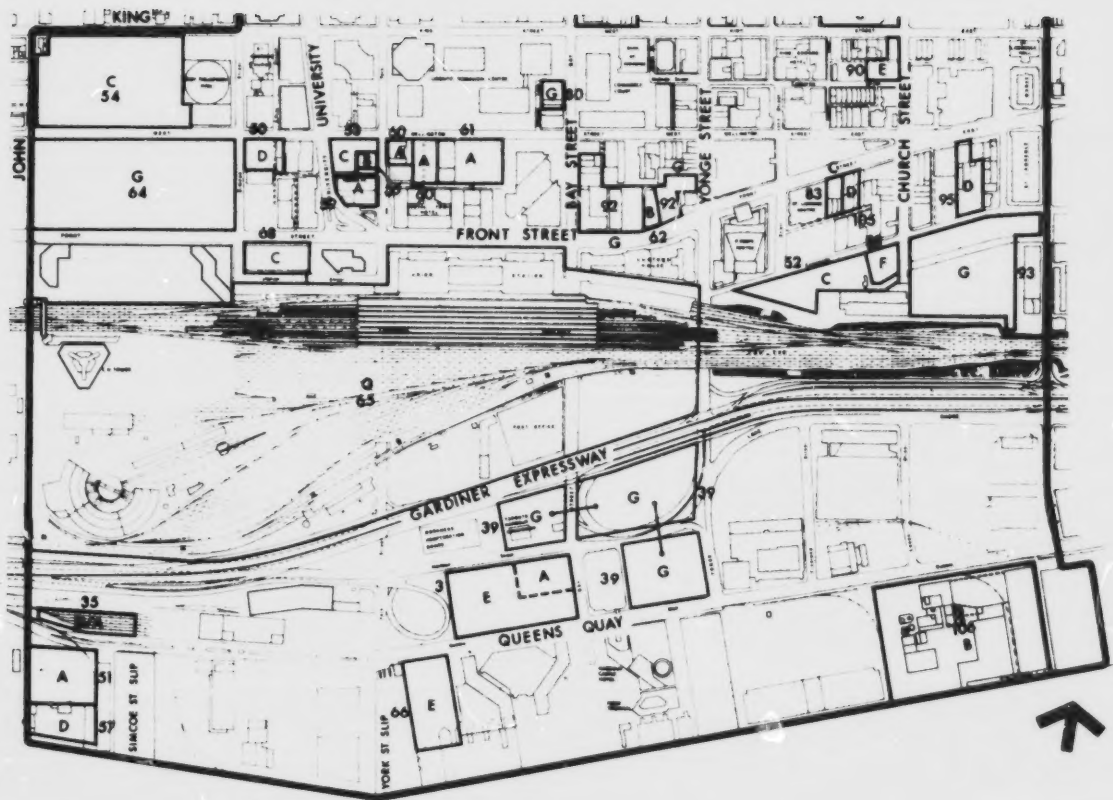
|   |                                                                   |
|---|-------------------------------------------------------------------|
| A | UNDER CONSTRUCTION                                                |
| B | BUILDING PERMIT APPLICATION                                       |
| C | DEVELOPMENT REVIEW REPORT<br>APPROVED BY COUNCIL/COMMISSIONER     |
| D | DEVELOPMENT REVIEW APPLICATION                                    |
| E | SITE SPECIFIC BY-LAW APPROVED<br>BY O.M.B./MINISTER, OR CERTIFIED |
| F | SITE SPECIFIC BY-LAW APPROVED BY COUNCIL                          |
| G | O.P.A. AND/OR REZONING APPLICATION                                |



MAP A



MAP B



MAP C

Address: 10, 16 Adelaide Street E.

Application No: 1775

Application Type: Rezoning and O.P.A.

Date: Sept. 4, 1984

Revised: Oct. 4, 1984

---

Owner: 569565 Ontario Inc. (925-2851)  
First City Development Corp. Ltd. (366-0744)

Agent: Blott, Fejer, Devine (Solicitors) (364-7707)

---

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision: 498-85, 490-85, 491-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project Data: 19,800 sq.m. new office building. Retaining historic building. Property to be severed into two parcels.

---

Site Total (including above addition)

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 2,000 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 23,200 |
| Storeys:     | 14          |                        |        |
| Units:       |             | Major Components:      |        |
|              |             | Office-                | 17,700 |
| UPH:         |             | Retail-                | 1,200  |
|              |             | Other-                 | 1,800  |
| N/R Density: | 9.6         | Parking-               | 2,500  |
| Parking:     | 52          |                        |        |

---

Remarks: Severance is requested.

---

Status: By-law passed by Council June 17, 1985

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 39 Adelaide Street E.  
Includes: 36 Toronto St.

Application No: 1735

Application Type: Rezoning and O.P.A.

Date: Feb. 2, 1984  
Revised: June 28, 1984

Owner: Counsel Real Property (1) Ltd. &  
Thirty-six Toronto St. Ltd. and others (365-3100)

Agent: Lewinberg Consultants Ltd. (363-9004)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 726-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: To retain and renovate historic building (36 Toronto St.)  
and build new office building of approx. 11,000 sq.m.  
behind the retained facade on the 39 Adelaide St. E.  
portion.

Project Data (including above addition)

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 2,000 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 25,700 |
| Storeys:     | 12          |                        |        |
|              |             | Major Components:      |        |
| Units:       |             | Office-                | 19,200 |
|              |             | Retail-                | 1,700  |
| UPH:         |             | Other-                 | 2,100  |
|              |             | Parking-               | 2,700  |
| N/R Density: | 10.0        |                        |        |
| Parking:     | 50          |                        |        |

Remarks: Variance from site plan by-law granted to reduce parking  
from 57 to 50.

Status: By-laws passed by Council Oct. 15, 1984

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 67 Avenue Road

Application No: 1104

Application Type: Rezoning and O.P.A.

Date: July 24, 1974

---

Owner: Conservatory Hotel Holdings Ltd.

Agent: Weir and Foulds (Solicitors) (365-1110)  
Webb Zerafa Menkes Housden (Architects) (961-4111)

---

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 560-75, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project: Hotel with retail and extra parking, connected to the  
Hazelton Lanes project

---

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 7,900 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 40,400 |
| Storeys:     | 10          | Major Components:      |        |
| Units:       |             | Retail-                | 5,200  |
|              |             | Hotel-                 | 21,200 |
| UPH:         |             | Other-                 | 1,900  |
|              |             | Parking-               | 12,100 |
| N/R Density: | 3.6         |                        |        |
| Parking:     | 331         |                        |        |

---

Remarks: 260 hotel rooms. C. of A. granted variances to By-law  
560-75 regarding density, access and loading.

---

Status: O.M.B. approved  
Applicant not proceeding at this time

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 121 Avenue Road

Application No: 1544

Application Type: Rezoning

Date: July 14, 1981

Owner: Trustees of St. Paul's Avenue Rd. (463-4384)  
United Church

Agent: St. Paul's Square Inc. (960-8121)

Official Plan Designation: LDMCRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 14.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed commercial residential project with addition to  
existing historic Church building.

Project Data

|              |             |                        |       |
|--------------|-------------|------------------------|-------|
| Land Area:   | 1,900 sq.m. | Floor Area: (in sq.m.) |       |
|              |             | Total:                 | 6,500 |
| Storeys:     | 9           |                        |       |
| Units:       | 16          | Major Components:      |       |
|              |             | Residential-           | 3,200 |
| UPH:         | 80          | Church-                | 1,200 |
|              |             | Office-                | 800   |
| N/R Density: | 1.4         | Retail-                | 600   |
|              |             | Other-                 | 100   |
| Parking:     | 5 (outside) |                        |       |

Remarks: Known as St. Paul's Square project.

Status: Preliminary Report approved by L.U.C. March 8, 1982  
Applicant not proceeding at this time

City Planner: S. Bede (947-7355)

DATA VALID JULY 1, 1985

Address: 10 Bay Street

Application No: 1629

Application Type: Rezoning

Date: August 8, 1982  
Revised: Jan. 20, 1983

---

Owner: Campeau Corporation

(868-6460)

Agent: Campeau Corporation

(868-6460)

---

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V2

Zoning By-Law Height District:

Site Specific By-Law Provision: 503-84, 504-84, 506-84  
507-84, 508-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project: A mixed commercial-residential use project in 3 phases  
consisting of 4 buildings. Major parking garage.

---

Project Data

|              |               |                        |         |
|--------------|---------------|------------------------|---------|
| Land Area:   | 15,800 sq.m.  | Floor Area: (in sq.m.) |         |
|              |               | Total:                 | 181,800 |
| Storeys:     | 37 (max.)     |                        |         |
|              |               | Major Components:      |         |
| Units:       | 460 (approx.) | Residential-           | 49,000  |
|              |               | Office-                | 72,000  |
| UPH:         | 290           | Retail-                | 4,700   |
|              |               | Other-                 | 5,600   |
| N/R Density: | 5.4           | Parking-               | 50,500  |
| Parking:     | 1,600 (max.)  |                        |         |

---

Remarks: Known as Waterpark Place. Part of Bank of Nova Scotia  
Density transfer proposal (44 King St. W.). Development  
Review application 34107 is for the 1st Phase office  
tower - see next page on this application.

---

Status: By-laws approved by O.M.B. Phase I under construction.

City Planner: B. Shalka (947-7611)

DATA VALID JULY 1, 1985

Address: 10 Bay Street

Application No: 34107

Application Type: Development Review

Date: August 9, 1984

Owner: Campeau Corporation

(868-6460)

Agent: Gardiner, Roberts (Solicitors)

(367-0620)

Official Plan Designation:

Central Harbour

Zoning By-Law District:

C1 V2

Zoning By-Law Height District:

Site Specific By-Law Provision:

503-84, 504-84, 506-84  
507-84, 508-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An office building on the north-east corner of the site  
as the 1st phase of this mixed use project.

Project Data (Phase I only)

Land Area: 5,200 sq.m.

Floor Area: (in sq.m.)

Total:

66,200

Storeys: 25

Major Components:

Units:

Office-

44,400

Retail-

1,900

UPH:

Other-

7,400

N/R Density: 8.9

Parking-

12,500

Parking: 305

Remarks: Rezoning Application 1629 for this site is for a density  
transfer proposal with the Bank of Nova Scotia project  
(44 King St. W.). It is subject to a C. of A.  
application.

Status: Part of site under construction

City Planner: B. Shalka (947-7611)

DATA VALID JULY 1, 1985

Address: 159 Bay Street

Application No: 1835

Includes: 23 Yonge St., 10,26,32  
Front St. W., 159,181,189,197 Bay St.

Application Type: Rezoning and  
Development Review

Date: May 24, 1985

Owner: Oxford Development Group Ltd. (868-3600)  
BCE Realty Inc. and  
Truscon Realty Limited

Agent: Goodman & Goodman (Solicitors) (979-2211)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: Office building with retail

Site Totals (including above addition)

|              |              |                        |         |
|--------------|--------------|------------------------|---------|
| Land Area:   | 10,500 sq.m. | Floor Area: (in sq.m.) |         |
|              |              | Total:                 | 110,600 |
| Storeys:     | 42           |                        |         |
|              |              | Major Components:      |         |
| Units:       |              | Office-                | 81,600  |
|              |              | Retail-                | 2,600   |
| UPH:         |              | Other-                 | 8,400   |
|              |              | Parking-               | 12,500  |
| N/R Density: | 8.0          | Pedestrian Walkway-    | 5,500   |
| Parking:     | 296          |                        |         |

Remarks: Application to amend height limit.

Status: Preliminary Report adopted by L.U.C. June 19, 1985

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 230 Bay Street  
Includes: 226, 230, 232 Bay St.

Application No: 1744

Application Type: Rezoning, O.P.A. and  
Development Review

Date: March 2, 1984

---

Owner: Olympia & York Developments Ltd. (862-6212)

Agent: Lewinberg Consultants Ltd. (363-9004)

---

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project Data: 32,500 sq.m. addition to the listed former Stock  
Exchange Building.

---

Site Totals (including above addition)

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,500 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 36,900 |
| Storeys:     | 31          |                        |        |
| Units:       | 56          | Major Components:      |        |
|              |             | Residential-           | 13,100 |
| UPH:         | 380         | Office-                | 20,600 |
|              |             | Other-                 | 3,200  |
| N/R Density: | 14.1        |                        |        |

Parking:

---

Remarks: Above data is one of several options being considered at  
this time.

---

Status: Appl. under consideration by Planning & Development Dept.

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 304, 320 Bay Street

Application No: 1839

Application Type: Rezoning and  
Development Review

Date: April 22, 1985

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Owner: BCE Realty Inc. (364-4673)  
Canada Permanent Mortgage Corporation (361-8000)  
(Principal Tenant)

Agent: Blake, Cassels and Graydon (Solicitors) (863-2788)

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Official Plan Designation: Financial District, Sec. 11.29

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project Data: 8,300 sq.m. addition to office building

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Site Total (including above addition)

|            |             |                        |        |
|------------|-------------|------------------------|--------|
| Land Area: | 2,100 sq.m. | Floor Area: (in sq.m.) |        |
|            |             | Total:                 | 30,500 |

Storeys: 18

|        |                   |        |
|--------|-------------------|--------|
| Units: | Major Components: |        |
|        | Office-           | 28,800 |
|        | Storage-          | 900    |
| UPH:   | Other-            | 800    |

N/R Density: 13.8

Parking:

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Remarks: 320 Bay Street is a designated building.

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Status: Preliminary Report adopted by L.U.C. June 19, 1985

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 720 Bay Street Application No: 1720  
The block bounded by Bay St.,  
Gerrard St. W., La Plante Ave. & Hayter St.

Application Type: Rezoning and O.P.A. Date: November 22, 1983

Owner: Richlore Construction Ltd. (635-7520)

Agent: Lewinberg Consultants Ltd. (364-9004)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 14 storey office building with retail, retaining 4  
listed & 2 other houses on Gerrard St. W. No use of  
houses proposed.

Project Data

|              |              |                        |        |
|--------------|--------------|------------------------|--------|
| Land Area:   | 2,900 sq.m.  | Floor Area: (in sq.m.) |        |
|              |              | Total:                 | 25,300 |
| Storeys:     | 14           |                        |        |
|              |              | Major Components:      |        |
| Units:       |              | Office-                | 19,000 |
|              |              | Retail-                | 1,000  |
| UPH:         |              | Other-                 | 2,000  |
|              |              | Parking-               | 3,000  |
| N/R Density: | 7.8          |                        |        |
| Parking:     | 53 (inside)  |                        |        |
|              | 17 (outside) |                        |        |

Remarks: Joint application with 748 Bay St. Density & use  
transfer.

Status: Final Report adopted by Council Nov. 12, 1984

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 748 Bay Street  
Includes: 760 Bay St.

Application No: 1720

Application Type: Rezoning and O.P.A. Date: November 22, 1983

Owner: Richlore Construction Ltd. (635-7520)

Agent: Lewinberg Consultants Ltd. (364-9004)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Senior citizens housing.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,700 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 24,700 |
| Storeys:     | 25          | Major Components:      |        |
| Units:       | 320         | Residential-           | 21,400 |
| UPH:         | 1,890       | Recreation-            | 1,000  |
| N/R Density: | 0.2         | Retail-                | 300    |
|              |             | Other-                 | 400    |
| Parking:     | 42          | Parking-               | 1,500  |

Remarks: Joint application with 720 Bay St. Density & use transfer.

Status: Final Report adopted by Council Nov. 12, 1984  
D.R. Report adopted by Council Nov. 26, 1984

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 1001 Bay Street  
Includes: 981 - 997 Bay St.  
and 21 St. Joseph St.

Application No: 1828

Application Type: Rezoning and O.P.A.

Date: March 11, 1985

Owner: Strasscorp Holdings Ltd. (762-7177)

Agent: Weir & Foulds (Solicitors) (365-1110)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1 U350

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: As revised, residential with street related retail.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 5,400 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 62,300 |
| Storeys:     | 33 & 14     |                        |        |
| Units:       | 610         | Major Components:      |        |
|              |             | Residential-           | 41,500 |
| UPH:         | 1,125       | Retail-                | 800    |
|              |             | Parking-               | 20,000 |
| N/R Density: | 0.15        |                        |        |
| Parking:     | 347         |                        |        |

Remarks: The previous application 1748 was withdrawn. Project being further revised.

Status: Preliminary Report adopted by L.U.C. April 10, 1985.

City Planner: B. Krog (947-7355)

DATA VALID JULY 1, 1985

Address: 1009 Bay Street  
Includes: 1029 Bay Street and  
Part of 26 St. Joseph St.

Application No: 1850

Application Type: Rezoning and O.P.A.

Date: June 27, 1985

Owner: Malpas Investments Limited (661-9290)

Agent: Robins Appleby Kotler Banks & Taub(Solicitors) (868-1080)

Official Plan Designation: MDMCRA, MDRA, Sec. 11.52A

Zoning By-Law District: CR L1 U350, R3 Z4

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 735-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A revised mixed use project with street related retail on  
the Bay St. frontage

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 4,400 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 57,900 |
| Storeys:     | 26          | Major Components:      |        |
| Units:       | 399         | Residential-           | 29,700 |
| UPH:         | 905         | Office-                | 4,000  |
| N/R Density: | 1.1         | Retail-                | 900    |
| Parking:     | 383         | Storage-               | 1,700  |
|              |             | Utilities-             | 3,900  |
|              |             | Parking-               | 17,700 |

Remarks: Known as the Polo Club II. Revisions to Sec. 11.52A of  
the Official Plan and to By-law 735-83.

Status: Preliminary Report approved by L.U.C. June 19, 1985

City Planner: G. Switzer (947-7355)

DATA VALID JULY 1, 1985

Address: 1057 Bay Street

Application No: 1797

Includes:

79 Inkerman St., 50 St. Nicholas St.,  
24, 32, 40 & 50 Irwin Ave.

Application Type: Rezoning and O.P.A.

Date: Dec. 19, 1984

Owner: 596528 Ontario Ltd.

(746-4260)

Agent: Blott, Fejer, Devine (Solicitors)

(364-7707)

Official Plan Designation:

MDMCRA, MDRA, Sec. 11.126

Zoning By-Law District:

CR L1 U350, R3 Z4

Zoning By-law Height:

30.5, 12.0

Site Specific By-Law Provision:

635-82, 328-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: High rise condominium with townhouses. Also 18 non-profit co-op townhouse units.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 4,400 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 42,100 |
| Storeys:     | 23          |                        |        |
| Units:       | 366         | Major Components:      |        |
|              |             | Residential-           | 29,600 |
|              |             | Retail-                | 600    |
| UPH:         | 830         | Recreational-          | 400    |
|              |             | Other-                 | 2,800  |
| N/R Density: |             | Parking-               | 8,700  |
| Parking:     | 261         |                        |        |

Remarks: Known as Polo Club I.

Status: Under construction

City Planner: G. Switzer (947-7355)

DATA VALID JULY 1, 1985

Address: 2 Bloor Street E.

Application No: 1252

Application Type: Rezoning

Date: January 3, 1977

Owner: Bloor Park Development (Toronto) Ltd.

(962-5600)

Agent: Fidnam Group

(962-5600)

Official Plan Designation:

HDMCRA, Sec. 11.22

Zoning By-Law District:

CR L4.5 U350

Zoning By-Law Height District:

61.0

Site Specific By-Law Provision:

449-80, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 21 storey residential tower and hotel addition over the existing 5 storey parking garage, part of the 2 Bloor St. E. complex.

Project Data (addition only)

Land Area: N/A sq.m.

Floor Area: (in sq.m.)

Total: 22,600

Storeys: 21

Major Components:

Units: 232

Residential- 15,200

Retail- 300

UPH: N/A

Hotel- 7,100

N/R Density: N/A

Parking: N/A

Remarks: The "Bloor Park" site is part of the Central Area Plan settlement for 2 Bloor Street East.

Status: By-law not yet approved by O.M.B.

Applicant not proceeding at this time.

City Planner: B. Krog (947-7355)

DATA VALID JULY 1, 1985

Address: 31 Bloor Street E.

Application No: 1842

Application Type: Rezoning and O.P.A.

Date: May 13, 1985

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Owner: Toronto Transit Commission (481-4250)  
Fidnam Properties Inc. (Developer) (962-5600)  
Agent: Arcop Associates (Architects) (368-1685)

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Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Office building with retail on top of the Yonge-Bloor  
Subway Station with underground connection to Hudson Bay  
Centre.

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Project Data

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|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 3,300 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 29,000 |
| Storeys:     | 13          |                        |        |
|              |             | Major Components:      |        |
| Units:       |             | Office-                | 25,400 |
|              |             | Retail-                | 3,600  |
| UPH:         |             |                        |        |
| N/R Density: | 8.8         |                        |        |
| Parking:     |             |                        |        |

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Remarks: Proposal includes density transfer from 2 Sultan St., 20  
Charles St. E. and 20-30 Asquith Ave. and 830 Church  
Street.

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Status: Preliminary Report approved by L.U.C. May 22, 1985

City Planner: B. Leonhardt (947-7355) DATA VALID JULY 1, 1985

Address: 175 Bloor Street E. Application No: 385094  
Includes: 165, 185 Bloor St. E.,  
647, 649, 652 Church St. and  
94 Hayden Street

Application Type: Development Review Date: June 25, 1985

Owner: CLICO Properties Ltd. (928-7810)

Agent: NORR (Architects Engineers) (977-1266)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building.

Project Data

|              |              |                        |        |
|--------------|--------------|------------------------|--------|
| Land Area:   | 6,600 sq.m.  | Floor Area: (in sq.m.) |        |
|              |              | Total:                 | 33,400 |
| Storeys:     | 16           |                        |        |
| Units:       |              | Major Components:      |        |
|              |              | Office-                | 26,000 |
|              |              | Retail-                | 900    |
| UPH:         |              | Other-                 | 2,500  |
|              |              | Parking-               | 4,000  |
| N/R Density: | 4.0          |                        |        |
| Parking:     | 89 (inside)  |                        |        |
|              | 52 (outside) |                        |        |

Remarks: Variances are being applied for.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: B. Leonhardt (947-7355) DATA VALID JULY 1, 1985

Address: 300 Bloor Street E.  
Includes:  
30 Mount Pleasant Rd.

Application No: 1807

Application Type: Rezoning and O.P.A.

Date: January 7, 1985

Owner: Vace Properties Ltd. (298-9106)  
Lockwood Clinic Hospital Ltd.

Agent: Coutts, Crane, Ingram (Architects) (977-0956)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U300

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed clinic, hotel, private senior citizens housing  
use. Proposed 760 sq.m. ravine land conveyance.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 4,600 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 40,500 |
| Storeys:     | 31          |                        |        |
| Units:       | 366         | Major Components:      |        |
|              |             | Residential-           | 29,900 |
|              |             | Retail-                | 100    |
| UPH:         | 960         | Office-                | 1,200  |
|              |             | Hotel-                 | 2,900  |
| N/R Density: | 1.4         | Clinic-                | 2,100  |
|              |             | Parking-               | 2,500  |
| Parking:     | 150         |                        |        |

Remarks: The 'Lockwood Clinic' historic building to be retained.

Status: Preliminary Report refused by L.U.C. March 27, 1985  
Applicant advised to re-submit

City Planner: B. Krog (947-7355)

DATA VALID JULY 1, 1985

Address: 400 Bloor Street E.  
Includes:  
406, 410 Bloor St. E.

Application No: 31109  
1482

Application Type: Development Review

Date: October 14, 1981

Owner: The Four Hundred Bloor East Ltd. (746-2141)

Agent: A. J. Diamond Assoc. (Architects) (977-2422)  
Weir & Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA, Sec. 11.140

Zoning By-Law District: CR L2 U300

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 640-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use condominium. Ravine land to be conveyed to City  
for parks purposes.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 2,000 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 13,300 |
| Storeys:     | 18          |                        |        |
| Units:       | 69          | Major Components:      |        |
|              |             | Residential-           | 6,400  |
|              |             | Retail-                | 500    |
| UPH:         | 350         | Recreation-            | 1,300  |
|              |             | Other-                 | 1,300  |
| N/R Density: | 0.5         | Parking-               | 3,600  |
| Parking:     | 78          |                        |        |

Remarks: Development agreement to include ravine preservation  
conditions. Proposal undergoing revision.

Status: O.P.A. 254 approved by O.M.B. March 21, 1984

City Planner: S. Sane (947-7187)

DATA VALID JULY 1, 1985

Address: 100 Bloor Street W.  
Includes: 96, 100 Bloor St. W.  
115 Cumberland St.

Application No: 1644

Application Type: Rezoning, O.P.A. and Date: October 1, 1982  
Development Review Revised: November 7, 1983

Owner: Famous Players Development Corp. (964-5800)

Agent: Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: HDMCRA, Sec. 11.140

Zoning By-Law District: G, CR L4.5 U350

Zoning By-Law Height District: 61.0, 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An hotel/retail/cinema project includes development of public park on existing municipal parking lot, public parking relocated to underground garage, new theatre.

Project Data

|              |                 |                        |        |
|--------------|-----------------|------------------------|--------|
| Land Area:   | 5,500 sq.m.     | Floor Area: (in sq.m.) |        |
|              |                 | Total:                 | 52,400 |
| Storeys:     | 32              | Major Components:      |        |
| Units:       | 475 hotel rooms | Retail-                | 800    |
|              |                 | Hotel-                 | 33,600 |
| UPH:         |                 | Movie Theatre-         | 2,700  |
|              |                 | Parking-               | 15,400 |
| N/R Density: | 6.9             |                        |        |
| Parking:     | 393             |                        |        |

Remarks: 96 Bloor St. W. is a designated building. Revised application will include the Bloor St. property only.

Status: Development Guidelines adopted as amended by Council  
July 11, 1983. Applicant not proceeding at this time

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 21 Carlton Street

Application No: 1628

Application Type: Rezoning and O.P.A.

Date: August 13, 1982

Owner: Starkman and Black

(977-1770)

Agent: Dennis Williams (Consultant)  
Gardiner, Roberts (Solicitors)

(927-7314)

(367-0620)

Official Plan Designation:

HDMCRA, MDMCRA, 11.146

Zoning By-Law District:

CR L2 U350

Zoning By-Law Height District:

46.0, 12.0

Site Specific By-Law Provision: 541-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use tower on the Carlton St. part of site with 14  
freehold townhouses along Granby St.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 4,400 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 41,900 |
| Storeys:     | 21          | Major Components:      |        |
| Units:       | 87          | Residential-           | 13,700 |
| UPH:         | 200         | Office-                | 18,500 |
| N/R Density: | 4.5         | Retail-                | 1,200  |
|              |             | Other-                 | 1,300  |
|              |             | Recreation-            | 400    |
| Parking:     | 150         | Parking-               | 6,800  |

Remarks: Project limits non-residential uses to the Carlton St.  
side to strengthen the residential character of Granby  
St.

Status: O.P.A. approved by Minister. By-law approved by O.M.B.

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 27 Carlton Street

Application No: 1671

Application Type: Rezoning, O.P.A. and  
Development Review

Date: March 1, 1982  
Revised: July 15/83

Owner: 27 Carlton St. Ltd.

(977-2332)

Agent: Laszlo Nemeth (Architect)

(977-2532)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office with retail at grade on Carlton St. and  
residential on Granby St.

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 800 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 4,800 |
| Storeys:     | 8         |                        |       |
| Units:       | 5         | Major Components:      |       |
|              |           | Residential-           | 600   |
| UPH:         | 65        | Office-                | 2,100 |
|              |           | Retail-                | 200   |
| N/R Density: | 2.9       | Other-                 | 1,300 |
|              |           | Parking-               | 600   |
| Parking:     | 16        |                        |       |

Remarks: New building to have same net commercial floor area as  
the existing building.

Status: Draft By-laws adopted as amended by L.U.C. June 27, 1984  
Awaiting execution of Development Agreement.

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 172 Carlton Street

Application No: 1473

Application Type: Rezoning and  
Development Review

Date: June 2, 1980

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Owner: Isaac Meisels

(787-2893)

Agent: Laszlo Nemeth (Architect)

(977-2532)

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Official Plan Designation: MDRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 334-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Residential condominium

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Project Data

|              |             |                        |       |
|--------------|-------------|------------------------|-------|
| Land Area:   | 600 sq.m.   | Floor Area: (in sq.m.) |       |
|              |             | Total:                 | 1,300 |
| Storeys:     | 8           | Major Components:      |       |
| Units:       | 10          | Residential-           | 1,300 |
| UPH:         | 170         | Parking-               | 200   |
| N/R Density: |             |                        |       |
| Parking:     | 5 (inside)  |                        |       |
|              | 6 (outside) |                        |       |

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Remarks:

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Status: Development Agreement signed  
Applicant not proceeding at this time

City Planner: B. Leonhardt (947-7355) THIS DATA VALID JULY 12, 1983

Address: 6 Charles Street East

Application No: 34049

Application Type: Development Review

Date: April 19, 1984

Owner: Vier Corporation

(482-5388)

Agent: Thomas P. Kalman (Architect)

(488-6466)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 400 sq.m. addition and renovation to listed  
historical commercial building

Site Totals (including above addition)

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 600 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 2,100 |
| Storeys:     | 3         |                        |       |
| Units:       |           | Major Components:      |       |
|              |           | Office-                | 500   |
| UPH:         |           | Retail-                | 1,500 |
| N/R Density: | 3.7       |                        |       |
| Parking:     | 2         |                        |       |

Remarks: Additional floor area granted by C. of A. Sept. 12, 1984.

Status: Delegated approval by Commissioner of Planning and  
Development Dept. Sept. 12, 1984

City Planner: S. Hiley (947-7187)

DATA VALID JULY 1, 1985

Address: 108 Chestnut Street

Application No: 34106

Application Type: Development Review

Date: August 8, 1984

Owner: Chestnut Place c/o Fred Braida, In Trust (977-6655)

Agent: Blott Fejer Devine (Solicitors) (364-7707)

Official Plan Designation: HDMCRA, MDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 16825 as amended  
(Civic Square By-law)

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 25 storey hotel and a 22 storey residential tower with health club facilities.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 2,900 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 38,200 |
| Storeys:     | 25 & 22     | Major Components:      |        |
| Units:       | 50          | Residential-           | 4,000  |
|              |             | Office-                | 200    |
| UPH:         | 170         | Retail-                | 2,400  |
|              |             | Hotel-                 | 16,000 |
| N/R Density: | 6.1         | Other-                 | 3,900  |
|              |             | Parking-               | 11,500 |
| Parking:     | 263         |                        |        |

Remarks:

Status: Dev. Agree. approved by Council Jan. 28, 1985  
Applied for building permit

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 380 Church Street

Application No: 1499

Includes:

380 Church St., 50, 56 Gerrard St. E.

Application Type: Rezoning

Date: December 12, 1980

Owner: Seafan Investments Inc.

(429-3418)

Agent: Martin Tse (Architect)

(429-3418)

Official Plan Designation:

MDMCRA

Zoning By-Law District:

CR L2 U150

Zoning By-Law Height District:

18.0

Site Specific By-Law Provision:

415-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use building

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 2,400 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 17,800 |
| Storeys:     | 18          | Major Components:      |        |
| Units:       | 52          | Residential-           | 9,300  |
| UPH:         | 210         | Office-                | 3,900  |
| N/R Density: | 2.2         | Retail-                | 500    |
|              |             | Recreation-            | 800    |
|              |             | Other-                 | 100    |
| Parking:     | 89          | Parking-               | 3,100  |

Remarks: This mixed use project is not proceeding at this time.  
Dev. Review Appl. No. 34036, for a small retail building,  
is now under consideration for this site.

Status: By-law approved by O.M.B.

Dev. Agree. approved by Council June 18, 1981

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 380 Church Street

Application No: 34036

Includes:

380 Church St., 50, 56 Gerrard St. E.

Application Type: Development Review

Date: March 26, 1984

Revised: June 6, 1984

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Owner: Seafan Investments Inc.

(429-3418)

Agent: Martin Tse (Architect)

(429-3418)

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Official Plan Designation:

MDMCRA

Zoning By-Law District:

CR L2 U150

Zoning By-Law Height District:

18.0

Site Specific By-Law Provision:

415-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project: Small retail building. A larger mixed use project, under Rezoning Appl. No. 1499 has been approved (by By-law 415-81) but developer is not proceeding at this time.

---

Project Data

Land Area: 2,400 sq.m.

Floor Area: (in sq.m.)

Total:

400

Storeys: 1

Major Components:

Units:

Retail-

400

UPH:

N/R Density: 0.7

Parking: 23

---

Remarks: Existing 17 unit residential building of 1,400 sq.m. (approx.) will remain till construction of the large mixed use building.

---

Status: Report deferred by L.U.C. Oct. 31, 1984

City Planner: B. Rozalska (947-7187)

DATA VALID JULY 1, 1985

Address: 625 Church Street

Application No: 1646

Includes:

625 Church St., 80, 88 Charles St. E.

Application Type: Rezoning, O.P.A and  
Development Review

Date: September 10, 1982

Owner: Traders Group Ltd.  
Guaranty Properties Ltd.

(925-1461)

Agent: Gardiner, Roberts (Solicitors)

(367-0620)

Official Plan Designation: MDMCRA, Sec. 11.45

Zoning By-Law District: CR L1 U150

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 772-83, 773-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Approx. 6000 sq.m. addition to existing office building  
as Phase No. 1. Up to 122 apartment units as Phase 2  
while removing existing apartment hotel (130 units)

Project Data

Phase 1:

|              |              |                        |        |
|--------------|--------------|------------------------|--------|
| Land Area:   | 6,700 sq.m.  | Floor Area: (in sq.m.) |        |
|              |              | Total:                 | 16,700 |
| Storeys:     | 6 & 16       | Major Components:      |        |
| Units:       | 122          | Office-                | 14,700 |
| UPH:         | 180          | Other-                 | 200    |
|              |              | Parking-               | 4,500  |
| N/R Density: | 2.2          |                        |        |
| Parking:     | 80 (inside)  |                        |        |
|              | 45 (outside) |                        |        |

Remarks: Lane closing proposed.

Status: By-laws passed and Development Agreement approved by  
Council Oct. 31, 1983. Applicant not proceeding.

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 30 College Street  
Includes: 34 College Street and  
23, 27 Grenville St.

Application No: 1831

Application Type: Rezoning

Date: February 25, 1985

Owner: First College Grenville Holdings Inc. (868-1080)

Agent: Robins Appleby Kotler Banks & Taub (Solicitors) (868-1080)

Official Plan Designation: HDMCRA, LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed office residential with limited retail use.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,800 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 35,400 |
| Storeys:     | 26          | Major Components:      |        |
| Units:       | 69          | Residential-           | 11,600 |
| UPH:         | 380         | Office-                | 6,200  |
| N/R Density: | 4.8         | Retail-                | 400    |
|              |             | Recreation-            | 2,000  |
|              |             | Parking-               | 13,600 |
| Parking:     | 154         | Other-                 | 2,000  |

Remarks: 30, 34 College St. and 23 Grenville St. are designated buildings.

Status: Preliminary Report approved by L.U.C. June 19, 1985

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 40 College Street  
Includes:  
29 Grenville St.

Application No: 34098

Application Type: Development Review

Date: July 25, 1983

Owner: Municipality of Metropolitan Toronto (947-8199)

Agent: Shore Tiibe Henschel Irwin Peters/  
Mathers & Haldenby Assoc. (Architects) (924-9494)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: New Police Headquarters and municipal offices.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 4,800 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 49,400 |
| Storeys:     | 12          |                        |        |
|              |             | Major Components:      |        |
| Units:       |             | Office-                | 28,800 |
|              |             | Other-                 | 5,200  |
| UPH:         |             | Parking-               | 15,400 |
| N/R Density: | 6.0         |                        |        |
| Parking:     | 340         |                        |        |

Remarks: Application processed under Section 16(1)(a) of the  
Zoning By-law

Status: Under construction.

City Planner: S. Bede (947-7355)

DATA VALID JULY 1, 1985

Address: 101 College Street

Application No: 33047  
34038

Application Type: Development Review

Date: June 6, 1983  
March 28, 1984

Owner: The Trustees of the Toronto General Hospital (595-3185)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: Institutional District

Zoning By-Law District: QR L5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 531-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 2,400 sq.m. addition to medical research laboratory presently under construction as per application No. 33047.

Site Total (including above addition)

|              |               |                        |         |
|--------------|---------------|------------------------|---------|
| Land Area:   | 54,200 sq.m.  | Floor Area: (in sq.m.) |         |
|              |               | Total:                 | 147,100 |
| Storeys:     | N/A           |                        |         |
|              |               | Major Components:      |         |
| Units:       |               | Institutional-         | 137,300 |
|              |               | Laboratory-            | 9,800   |
| UPH:         |               |                        |         |
| N/R Density: | 2.7           |                        |         |
| Parking:     | 193 (outside) |                        |         |

Remarks: Part of the main hospital block development.

Status: Under construction

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 17 Davenport Road

Application No: 32015

Includes:

17 Davenport Rd., 10 Scollard St.

Application Type: Development Review

Date: February 16, 1982

Owner: Graz Holdings Ltd.

Agent: Carson Woods (Architects)

(923-2775)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use project

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 700 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 6,400 |
| Storeys:     | 12        |                        |       |
| Units:       | 17        | Major Components:      |       |
| UPH:         | 210       | Residential-           | 4,200 |
| N/R Density: | 1.9       | Office-                | 400   |
|              |           | Retail-                | 300   |
|              |           | Other-                 | 600   |
|              |           | Parking-               | 700   |
| Parking:     | 21        |                        |       |

Remarks: Proposal likely to undergo changes.

Status: Dev. Agree. approved by Council Aug. 12-13, 1982  
Applicant not proceeding at this time

City Planner: S. Sane (947-7187)

DATA VALID JULY 1, 1985

Address: 39 Davenport Road  
Includes: 29 & 45 Davenport Rd.  
40 Scollard St.

Application No: 31067  
385052

Application Type: Development Review

Date: April 19, 1985

Owner: Trustees of the Stone Church Pentecostal  
Assembly (921-7939)

Agent: Carson Woods (Architects) (923-2775)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 418-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 17,600 sq.m. mixed use addition to the Church and  
Ketchum Hall bldgs. with the residential component on  
Scollard St.

Site Total (including above addition)

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 2,700 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 18,900 |
| Storeys:     | 17          | Major Components:      |        |
| Units:       | 58          | Residential-           | 9,900  |
| UPH:         | 220         | Institutional-         | 3,200  |
| N/R Density: | 1.4         | Office-                | 400    |
| Parking:     | 151         | Parking-               | 5,300  |

Remarks: Jesse Ketchum Hall is a designated building.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: B. Krog (947-7355)

DATA VALID JULY 1, 1985

Address: 217 Davenport Road  
Includes:  
209, 213, 217 Davenport Rd.  
141, 165, 169 & 171 Avenue Rd.

Application No: 31128  
34014

Application Type: Development Review Date: December 4, 1981  
Revised: January 16, 1984

Owner: Morguard Trust Co.

Agent: Goodman and Carr (Solicitors) (868-1234)  
Young and Wright (Architects) (968-3511)

Official Plan Designation: LDMCRA, LDRA

Zoning By-Law District: CR L2 U100, R3 Z3

Zoning By-Law Height District: 14.0, 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 5 storey mixed use building and set of 4 storey stacked townhouses

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 5,700 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 21,700 |
| Storeys:     | 6 and 5     | Major Components:      |        |
| Units:       | 85          | Residential-           | 11,700 |
| UPH:         | 150         | Office-                | 3,500  |
| N/R Density: | 0.9         | Retail-                | 1,700  |
|              |             | Parking-               | 4,500  |
| Parking:     | 97          |                        |        |

Remarks:

Status: Dev. Agree. approved by Council April 16, 1984

City Planner: G. Switzer (947-7355)

DATA VALID JULY 1, 1985

Address: 1 Dundas Street W.

Application No: 1600

Application Type:

Date: April 8, 1982

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Owner: Cadillac-Fairview Corp. Ltd.

(598-8220)

Agent: Goodman & Goodman (Solicitors)

(979-2211)

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Official Plan Designation:

HDMCRA, Sec. 11.31

Zoning By-Law District:

CR L4.5 U480

Zoning By-Law Height District:

Site Specific By-Law Provision: 243-79, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Office and hotel development expansion of Eaton Centre.

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Project Data

No specific project at this time

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Remarks: Next stage of Cadillac-Fairview's Eaton Centre complex.  
No building proposal at this time.

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Status: Site Specific By-laws approved by O.M.B.

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 9 Earl Street

Application No: 1202

Application Type: Rezoning and  
Development Review

Date: June 7, 1976

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Owner: Ontario Cancer Institute (924-0671)  
Princess Margaret Hospital

Agent: Orkin Jaffary (Solicitors) (363-8836)

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Official Plan Designation: MDRA, HDRA

Zoning By-Law District: R3 Z4, R4 Z5

Zoning By-Law Height District: 18.0, 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: A 6 storey addition to existing hospital.

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Project Data (addition only)

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 9,400 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 29,100 |
| Storeys:     | 6           |                        |        |
| Units:       |             | Major Components:      |        |
|              |             | Institutional-         | 29,100 |
| UPH:         |             |                        |        |
| N/R Density: | 3.1         |                        |        |
| Parking:     | N/A         |                        |        |

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Remarks: Revised scheme under review.

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Status: Preliminary Report approved by Buildings  
and Development Committee June 8, 1977  
Applicant not proceeding at this time

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 112 Elizabeth Street

Application No: 385051

Application Type: Development Review

Date: April 18, 1985

Owner: City of Toronto Non-Profit Housing Corp. (947-7940)

Agent: City of Toronto Non-Profit Housing Corp. (947-7940)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0 & 14.0

Site Specific By-Law Provision: 710-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use assisted housing project.

Project Data

|                |             |                        |        |
|----------------|-------------|------------------------|--------|
| Land Area:     | 2,400 sq.m. | Floor Area: (in sq.m.) |        |
|                |             | Total:                 | 21,200 |
| Storeys:       | 15          | Major Components:      |        |
| Units: (Rooms) | 144         | Residential-           | 13,500 |
| UPH:           | 610         | Office-                | 1,000  |
| N/R Density:   | 0.8         | Retail-                | 900    |
|                |             | Parking-               | 4,300  |
| Parking:       | 100         |                        |        |

Remarks:

Status: Dev. Agree. approved by Council May 21, 1985

City Planner: S. Hiley (947-7187)

DATA VALID JULY 1, 1985

Address: 175 Elizabeth Street  
Includes:  
76, 78 Elm Street

Application No: 33004

Application Type: Development Review

Date: January 14, 1983

Revised: June 29, 1983

Owner: Hospital for Sick Children (597-1500)

Agent: Govan Kaminker (Architects) (431-6040)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An 8 storey research laboratory and hospital residence  
mixed use building with outdoor parking

Project Data

|                |              |                        |        |
|----------------|--------------|------------------------|--------|
| Land Area:     | 2,400 sq.m.  | Floor Area: (in sq.m.) |        |
|                |              | Total:                 | 14,700 |
| Storeys:       | 8            | Major Components:      |        |
| Units: (Rooms) | 66           | Residential-           | 2,700  |
| UPH:           | N/A          | Lab-                   | 9,100  |
|                |              | Other-                 | 2,700  |
| N/R Density:   | 4.0          | Recreation-            | 300    |
| Parking:       | 71 (outside) |                        |        |

Remarks:

Status: Under construction

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 25 Elm Street

Application No: 32116

Application Type: Development Review

Date: November 26, 1982

Revised: Jan. 31, 1983

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Owner: City of Toronto

Agent: City of Toronto  
Non-Profit Housing Corp. (Cityhome)

(947-7374)

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Official Plan Designation: HDMCRA, Sec. 11.32

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 428-82, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Assisted housing project

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Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,200 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 12,300 |
| Storeys:     | 16          | Major Components:      |        |
| Units:       | 100         | Residential-           | 8,400  |
| UPH:         | 850         | Retail-                | 400    |
| N/R Density: | 0.5         | Recreation-            | 200    |
|              |             | Other-                 | 200    |
|              |             | Parking-               | 3,100  |
| Parking:     | 50          |                        |        |

---

Remarks: Part of lot associated with 595 and 633 Bay St.

---

Status: Under construction

City Planner: A. Sissons (947-7187)

DATA VALID JULY 1, 1985

Address: 25 & 45 The Esplanade

Application No: 1571

Application Type: Rezoning and  
Development Review

Date: December 21, 1981

Owner: Rampart Enterprises Ltd. (486-5211)

Agent: Blake, Cassels & Graydon (Solicitors) (367-0620)

Official Plan Designation: HDMCRA

Zoning By-Law District: C1 L4 Z5

Zoning By-Law Height District: 95.0, 36.5

Site Specific By-Law Provision: 515-76, 576-76, 677-76, 24-77  
391-78, 664-78, 879-80, 61-81  
145-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Proposed in 2 phases: a 9 storey 285 room hotel and a 31 storey 355 unit condominium complex

Project Data

|              |                       |                        |        |
|--------------|-----------------------|------------------------|--------|
| Land Area:   | 14,000 sq.m.          | Floor Area: (in sq.m.) |        |
|              |                       | Total:                 | 95,700 |
| Storeys:     | 31 & 9                |                        |        |
| Units:       | 355                   | Major Components:      |        |
|              |                       | Residential-           | 57,400 |
| UPH:         | 470                   | Office-                | 100    |
|              |                       | Retail-                | 2,600  |
| N/R Density: | 1.3                   | Hotel-                 | 14,800 |
|              |                       | Recreation-            | 900    |
| Parking:     | 379 (for Phase 1 & 2) | Parking-               | 15,300 |

Remarks: Developer will apply for Zoning By-law and O.P.A. to double the number of units in the condominium building.

Status: Amendment to Dev. Agree. approved by Council May 16, 1983

City Planner: R. Maguire (947-7335)

DATA VALID JULY 1, 1985

Address: 75 The Esplanade

Application No: 1717

Application Type: Rezoning and O.P.A.

Date: November 15, 1983

Owner: Chen & Sons Ltd.

(865-0818)

Agent: Klein & Sears (Architects)

(922-2011)

Official Plan Designation: HDMCRA

Zoning By-Law District: C1 L4 Z5

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision: 515-76, 576-76, 677-76  
391-78, 664-78, 879-80  
61-81, 116-82, 145-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Commercial office building.

Project Data

|              |                           |                        |        |
|--------------|---------------------------|------------------------|--------|
| Land Area:   | 2,400 sq.m.               | Floor Area: (in sq.m.) |        |
|              |                           | Total:                 | 15,500 |
| Storeys:     | 8                         | Major Components:      |        |
| Units:       |                           | Office-                | 11,000 |
| UPH:         |                           | Retail-                | 1,400  |
|              |                           | Other-                 | 3,100  |
| N/R Density: | 5.2                       |                        |        |
| Parking:     | 65 in St. Lawrence Garage |                        |        |

Remarks:

Status: By-law 92-85 passed by Council January 18, 1985

City Planner: F. Fyles (947-7335)

DATA VALID JULY 1, 1985

Address: 35 Front Street E.  
Includes: 35, 39 Front St. E.

Application No: 34011

Application Type: Development Review

Date: January 19, 1984

Revised: February 29, 1984

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Owner: 530067 Ontario Ltd. & (688-1203)  
53043 Ontario Ltd.

Agent: Matsui, Baer, Vanstone, Freeman (363-5007)  
(Architects)

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Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project Data: 200 sq.m. addition to renovated office building with  
ground floor retail

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Site Totals (including above addition)

|              |             |                        |       |
|--------------|-------------|------------------------|-------|
| Land Area:   | 1,300 sq.m. | Floor Area: (in sq.m.) |       |
|              |             | Total:                 | 6,000 |
| Storeys:     | 4           |                        |       |
|              |             | Major Components:      |       |
| Units:       |             | Office-                | 3,600 |
|              |             | Retail-                | 900   |
| UPH:         |             | Other-                 | 600   |
|              |             | Parking-               | 300   |
| N/R Density: | 3.4         |                        |       |
| Parking:     | 9           |                        |       |

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Remarks: Listed and designated buildings.

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Status: Under construction

City Planner: W. Johncox (947-7187)

DATA VALID JULY 1, 1985

Address: 41, 45 Front Street E.

Application No: 385063

Application Type: Development Review

Date: May 3, 1985

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Owner: Market Block Toronto Properties Limited (923-7777)

Agent: Stark, Hicks, Spragge (Architects) (848-5880)

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Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Retain, renovate and convert industrial warehouse buildings to retail and office use.

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Project Data

|              |             |                        |       |
|--------------|-------------|------------------------|-------|
| Land Area:   | 1,400 sq.m. | Floor Area: (in sq.m.) |       |
|              |             | Total:                 | 4,700 |
| Storeys:     | 4           | Major Components:      |       |
| Units:       |             | Office-                | 2,000 |
|              |             | Retail-                | 2,700 |
| UPH:         |             |                        |       |
| N/R Density: | 3.4         |                        |       |
| Parking:     |             |                        |       |

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Remarks: 41 and 45 Front St. E. designated buildings.

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Status: Appl. under consideration by Planning & Development Dept.

City Planner: S. Hiley (947-7187)

DATA VALID JULY 1, 1985

Address: 77 Front Street E.  
Includes:  
Part of 81 Front St. E.

Application No: 34129

Application Type: Development Review

Date: October 12, 1984

Owner: Pacific-Front Holdings Inc. (363-4501)

Agent: Omar Yeung (Architect) (362-1262)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350, CR L1 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Hotel with ground floor retail

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 3,600 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 20,600 |
| Storeys:     | 9           |                        |        |
|              |             | Major Components:      |        |
| Units:       |             | Hotel-                 | 16,800 |
|              |             | Retail-                | 1,100  |
| UPH:         |             | Parking-               | 1,700  |
| N/R Density: | 4.5         |                        |        |
| Parking:     | 57          |                        |        |

Remarks: Retaining historical facade of 77 Front St. E. Variance granted by C. of A. to increase density to 4.5

Status: Dev. Agree. approved by Council January 18, 1985

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 20 Front Street W.

Application No: 32103

Application Type: Development Review

Date: October 26, 1982  
Revised: November 22, 1982

Owner: Inaugural Investments Ltd.

(920-8880)

Agent: Vaughan, Willms (Solicitors)

(863-0711)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 6 storey addition to a designated historical office building

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,400 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 15,500 |
| Storeys:     | 14          |                        |        |
|              |             | Major Components:      |        |
| Units:       |             | Office-                | 13,200 |
|              |             | Retail-                | 1,200  |
| UPH:         |             | Other-                 | 1,100  |
| N/R Density: | 9.5         |                        |        |

Parking:

Remarks: Committee of Adjustment has permitted an additional 2,900 sq.m. of non-residential floor area if the existing building has been designated under the Ontario Heritage Act.

Status: Building permit issued

City Planner: M. Snell (947-7187)

DATA VALID JULY 1, 1985

Address: 149 Front Street W.

Application No: 34108

Application Type: Development Review

Date: Aug. 13, 1984

Owner: C.N.R.

(868-7104)

Agent: Beinhaker/Irwin Assoc. (Architects)

(596-1930)

Official Plan Designation: Railway Lands

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Rehabilitation of existing commercial building

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 3,900 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 26,800 |
| Storeys:     | 8           |                        |        |
|              |             | Major Components:      |        |
| Units:       |             | Office-                | 21,000 |
|              |             | Retail-                | 3,500  |
| UPH:         |             | Other-                 | 2,300  |
| N/R Density: | 6.3         |                        |        |

Parking:

Remarks: C.N. and C.P. Telecommunication Centre

Status: Delegated approval by Commissioner of Planning and Development Oct. 3, 1984

City Planner: W. Johncox (947-7187)

DATA VALID JULY 1, 1985

Address: 230 Front Street W.

Application No: 1778

Application Type: Rezoning and O.P.A.

Date: Sept. 27, 1984

Owner: Canadian Broadcasting Corporation

(960-8737)

Agent: Goodman & Goodman (Solicitors)

(979-2211)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: C.B.C. Broadcast Centre: mixed use office, retail,  
broadcast facilities, hotel and residential components.

Project Data

Land Area: 37,700 sq.m.

Floor Area: (in sq.m.)

Total: 366,000

Storeys:

Major Components:

Units:

Commercial- 169,800

Institutional- 113,200

UPH:

Hotel- 37,700

Residential- 45,300

N/R Density: 9.7

Parking:

Remarks: Amendment to O.P. proposed prior to development proposal.

Status: Preliminary Report approved by L.U.C. June 24, 1985

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 87 Gerrard Street E.

Application No: 34046

Application Type: Development Review

Date: April 4, 1984

Owner: Board of Governors (979-5058)  
Ryerson Polytechnical Institute

Agent: Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 14.0 or 46.0

Site Specific By-Law Provision: 97-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 6,700 sq.m. addition on the top of existing academic building.

Site Totals (including above addition)

|            |              |                        |        |
|------------|--------------|------------------------|--------|
| Land Area: | 17,800 sq.m. | Floor Area: (in sq.m.) |        |
|            |              | Total:                 | 13,200 |

Storeys: 4

|        |                   |        |
|--------|-------------------|--------|
| Units: | Major Components: |        |
|        | Institutional-    | 13,200 |

UPH:

N/R Density: 0.7

Parking: 275 (outside)

Remarks:

Status: Under construction

City Planner: B. McCormick (947-7187)

DATA VALID JULY 1, 1985

Address: 96 Gerrard Street E.

Application No: 1808

Application Type: Rezoning

Date: January 23, 1985

Owner: Neill-Wycik Co-operative College Inc.

Agent: Lantana Non-Profit Homes Corporation (366-3746)

Official Plan Designation: MDRA

Zoning By-Law District: CR L2 U150, R3 Z3

Zoning By-Law Height District: 18.0, 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 6,500 sq.m., 26 unit addition to Neill-Wycik Co-operative with underground parking.

Site Total (including above addition)

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 2,800 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 25,700 |
| Storeys:     | 22          | Major Components:      |        |
| Units:       | 228         | Residential-           | 21,800 |
| IPH:         | 815         | Institutional-         | 600    |
| N/R Density: | 0.4         | Office-                | 100    |
|              |             | Retail-                | 600    |
| Parking:     | 71          | Other-                 | 1,000  |
|              |             | Parking-               | 1,400  |

Remarks:

Status: Preliminary Report approved by L.U.C. April 24, 1985

City Planner: B. Leonhardt (947-7187)

DATA VALID JULY 1, 1985

Address: 33, 43 Gerrard Street W.

Application No: 1551  
34002  
34003

Application Type: Rezoning, O.P.A. and  
Development Review

Date: July 30, 1981  
Revised: Jan. 17, 1984  
April 4, 1984

Owner: Chelsea Inn (595-1975)

Agent: Crang & Boake (Architects) (449-1203)

Official Plan Designation: HDMCRA, LDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0, 18.0

Site Specific By-Law Provision: 284-80, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 32,000 sq.m. addition to Chelsea Inn, 32,500 sq.m.  
office development at Bay/Walton and 1,300 sq.m.  
office/retail building on Elm Street.

Site Totals (including above addition)

|              |              |                        |         |
|--------------|--------------|------------------------|---------|
| Land Area:   | 12,100 sq.m. | Floor Area: (in sq.m.) |         |
|              |              | Total:                 | 127,000 |
| Storeys:     | 26, 20       |                        |         |
| Units:       | 1,590 rooms  | Major Components:      |         |
|              |              | Chelsea Inn            |         |
|              |              | Hotel-                 | 74,000  |
| UPH:         | N/A          | Parking-               | 15,200  |
|              |              | Bay/Walton             |         |
| N/R Density: | 7.8          | Office-                | 32,500  |
|              |              | Elm Street             |         |
| Parking:     | 596          | Office-                | 900     |
|              |              | Retail-                | 400     |

Remarks: Closing of part of Walton St. and Heritage Easement  
Agreement for 8-12 Elm St.

Status: By-law passed by Council June 17, 1985

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 50 Gould Street

Application No: 385070

Application Type: Development Review

Date: May 9, 1985

Owner: Board of Governors,  
Ryerson Polytechnical Institute

(979-5058)

Agent:

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 7350, UOS

Zoning By-Law Height District: 23.0, 14.0

Site Specific By-Law Provision: 97-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 17,000 sq.m. underground athletic facilities  
addition to academic building.

Site Total (including above addition)

|            |              |                        |        |
|------------|--------------|------------------------|--------|
| Land Area: | 28,800 sq.m. | Floor Area: (in sq.m.) |        |
|            |              | Total:                 | 56,700 |

Storeys: 3

|        |                   |        |
|--------|-------------------|--------|
| Units: | Major Components: |        |
|        | Institutional-    | 56,700 |

UPH:

N/R Density: 2.0

Parking: 4 (outside)

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: M. Snell (947-7187)

DATA VALID JULY 1, 1985

Address: 81 Grenville Ave.

Application No: 34137

Application Type: Development Review

Date: October 23, 1981  
Revised: January 3, 1985

Owner: The ONA Properties Ltd.

Agent: Putney Management Associates Ltd. (244-6272)  
Crang and Boake (Architects) (449-1203)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building for Ontario Nurses Association

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 900 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 6,600 |
| Storeys:     | 7         |                        |       |
|              |           | Major Components:      |       |
| Units:       |           | Office-                | 4,000 |
|              |           | Retail-                | 200   |
| UPH:         |           | Union Hall-            | 800   |
|              |           | Parking-               | 1,500 |
| N/R Density: | 5.3       |                        |       |
| Parking:     | 32        |                        |       |

Remarks:

Status: Under construction

City Planner: R. Stanley (947-7355)

DATA VALID JULY 1, 1985

Address: 77 Harbour Square

Application No: 1502

Application Type: Rezoning

Date: December 22, 1980

Owner: Campeau Corp.

(868-6460)

Agent: Perry, Farley & Onyschuk (Solicitors)

(869-3333)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 v1

Zoning By-Law Height District:

Site Specific By-Law Provision: 255-69, as amended, 214-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 2 residential towers.

Project Data

|              |             |                        |         |
|--------------|-------------|------------------------|---------|
| Land Area:   | 9,000 sq.m. | Floor Area: (in sq.m.) |         |
|              |             | Total:                 | 105,800 |
| Storeys:     | 40          |                        |         |
| Units:       | 486         | Major Components:      |         |
| UPH:         | 540         | Residential-           | 84,600  |
|              |             | Recreation-            | 1,800   |
|              |             | Parking-               | 19,400  |
| N/R Density: |             |                        |         |
| Parking:     | 650         |                        |         |

Remarks:

Status: Approved by O.M.B.

Applicant not proceeding at this time.

City Planner: B. Shalka (947-7611)

DATA VALID JULY 1, 1985

Address: 20, 60 Harbour St.  
30 Bay St. and part of 11 Bay St.

Application No: 1773

Application Type: Rezoning and O.P.A.

Date: Aug. 2, 1984

Owner: Toronto Harbour Commission & (863-2028)  
York-Hannover Developments Ltd. (864-0164)

Agent: Blott, Fejer, Devine (Solicitors) (364-7707)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V1, C1 L0.5

Zoning By-Law Height District:

Site Specific By-Law Provision: 276-76

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 1. 60 Harbour St. - 48,900 sq.m. bldg. in addition to existing bldg., office & retail use; 2. 20 Harbour St. - 2 office bldgs. with retail; 3. 2 Yonge St. (temporary address) - 2 apartment bldgs. with retail, in 5 towers.

Project Data

|              |              |                        |         |
|--------------|--------------|------------------------|---------|
| Land Area:   | 33,300 sq.m. | Floor Area: (in sq.m.) |         |
|              |              | Total:                 | 274,000 |
| Storeys:     | 31, 36       |                        |         |
| Units:       | 500          | Major Components:      |         |
|              |              | Residential-           | 65,100  |
|              |              | Office-                | 149,900 |
| UPH:         | 150          | Retail-                | 13,100  |
|              |              | Health Club-           | 16,200  |
| N/R Density: | 18.0         | Parking-               | 29,600  |
| Parking:     | 1,521        |                        |         |

Remarks: 60 Harbour St. is a listed building.

Status: Preliminary Report adopted as amended by L.U.C. May 22/85

City Planner: B. Shalka (947-7611)

DATA VALID JULY 1, 1985

Address: 30 Hazelton Avenue

Application No: 33044

Application Type: Development Review

Date: June 2, 1983

Owner: Hazelvest Properties Inc. & (967-1311)  
Paul J. Sullivan and Assoc. Ltd.

Agent: Webb Zerafa Menkes Housden (Architects) (961-4111)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L1 U100, CR L2 U150

Zoning By-Law Height District: 12.0, 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 700 sq.m. addition to the existing building

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 400 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 1,200 |
| Storeys:     | 5         |                        |       |
|              |           | Major Components:      |       |
| Units:       | 3         | Residential-           | 500   |
|              |           | Office-                | 300   |
| UPH:         | 75        | Other-                 | 300   |
| N/R Density: | 0.8       |                        |       |

Parking:

Remarks: Visual extension of Hazelton Lanes project.

Status: Under construction

City Planner: M. Snell (947-7187)

DATA VALID JULY 1, 1985

Address: 128 Hazelton Avenue

Application No: 34127

Application Type: Development Review

Date: Oct. 5, 1984

Owner: Hakim Optical

(439-9821)

Agent: W. Azzalino (Architect)

(475-5580)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U100

Zoning By-Law Height District: 14.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office, retail and manufacturing building

Project Data

|              |             |                        |       |
|--------------|-------------|------------------------|-------|
| Land Area:   | 600 sq.m.   | Floor Area: (in sq.m.) |       |
|              |             | Total:                 | 2,300 |
| Storeys:     | 3           |                        |       |
| Units:       |             | Major Components:      |       |
|              |             | Office-                | 600   |
|              |             | Retail-                | 500   |
| UPH:         |             | Parking-               | 600   |
|              |             | Manufacturing-         | 600   |
| N/R Density: | 2.3         |                        |       |
| Parking:     | 18 (inside) |                        |       |
|              | 2 (outside) |                        |       |

Remarks:

Status: Second minor variance application under consideration

City Planner: R. Stanley (947-7355)

DATA VALID JULY 1, 1985

Address: 70 Homewood Avenue

Application No: 1239

Includes: 3 to 15 Maitland Pl.,

8 to 22 Suffolk St., 54 to 80 Homewood Ave.

Application Type: Rezoning

Date: November 18, 1976

Revised: June 25, 1982

Owner: Howard Investments Ltd.

(967-5990)

Agent: John Cowle (Architects)

(363-9343)

Official Plan Designation:

HDRA

Zoning By-Law District:

R3 Z4

Zoning By-Law Height District:

30.5

Site Specific By-Law Provision:

522-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 21 storey condominium, a 5 storey building with 34 grade related units, and open space. Retention of an historic building.

Project Data

Land Area: 9,300 sq.m.

Floor Area: (in sq.m.)

Total:

34,800

Storeys: 21

Major Components:

Units: 314

Residential-

23,400

UPH: 330

Recreation-

2,700

N/R Density: 0.5

Retail-

1,900

Park land-

1,600

Parking-

6,800

Parking: 288 (inside)

7 (outside)

Remarks: Part of Homewood Jarvis concept plan.

Status: By-law approved by O.M.B.

City Planner: S. Bede (947-7355)

DATA VALID JULY 1, 1985

Address: 178 Jarvis Street

Application No: 33051

Application Type: Development Review

Date: June 22, 1983

Revised: January 25, 1984

Owner: 565433 Ontario Ltd. (638-7241)  
460971 Ontario Ltd. (598-2131)

Agent: E.I. Richmond (Architects) (925-1158)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Non-profit co-op apartment building.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,700 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 11,400 |
| Storeys:     | 11          |                        |        |
| Units:       | 75          | Major Components:      |        |
| UPH:         | 450         | Residential-           | 9,200  |
|              |             | Retail-                | 200    |
| N/R Density: | 0.1         | Recreation-            | 500    |
|              |             | Parking-               | 1,500  |
| Parking:     | 44          |                        |        |

Remarks:

Status: Dev. Agree. approved by Council April 2, 1984  
Assisted Housing Amendment approved by Council May 14/84

City Planner: W. Sawicki (947-7187)

DATA VALID JULY 1, 1985

Address: 240 Jarvis Street  
Includes:  
246 Jarvis St.

Application No: 34155

Application Type: Development Review

Date: Nov. 23, 1984

Owner: Huang & Danczkay Ltd. (923-2779)

Agent: Huang & Danczkay Ltd. (923-2779)

Official Plan Designation: HDRA & MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 300 room hotel and a condominium apartment building  
with joint underground parking.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 3,400 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 19,800 |
| Storeys:     | 11, 10      | Major Components:      |        |
| Units:       | 55          | Residential-           | 5,500  |
| UPH:         | 80          | Hotel-                 | 9,700  |
|              |             | Parking-               | 4,600  |
| N/R Density: | 1.4         |                        |        |
| Parking:     | 107         |                        |        |

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: B. Rozalska (947-7187)

DATA VALID JULY 1, 1985

Address: 272 Jarvis Street Application No: 1726  
Includes: 181 Mutual St., 105 Gerrard St. E.  
266, 276 Jarvis St.

Application Type: Rezoning Date: December 2, 1983

Owner: 523251 Ontario Ltd. (366-3064)

Agent: Laszlo Nemeth (Architect) (977-2532)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 16 storey residential and a 6 storey office building on  
2 separate parcels

Project Data

|              |              |                        |        |
|--------------|--------------|------------------------|--------|
| Land Area:   | 3,700 sq.m.  | Floor Area: (in sq.m.) |        |
|              |              | Total:                 | 27,500 |
| Storeys:     | 16 & 6       | Major Components:      |        |
| Units:       | 116          | Residential-           | 17,300 |
|              |              | Office-                | 2,800  |
| UPH:         | 315          | Retail-                | 500    |
|              |              | Other-                 | 600    |
| N/R Density: | 0.9          | Parking-               | 6,300  |
| Parking:     | 131 (inside) |                        |        |
|              | 22 (outside) |                        |        |

Remarks: Replaces Application No. 1680. Existing commercial bldg.  
will be replaced with new commercial bldg. Revised  
application expected.

Status: Applicant not proceeding

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 304 Jarvis Street

Application No: 1513

Application Type: Rezoning, O.P.A. and  
Development Review

Date: January 2, 1981

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Owner: Trans-Nation Incorporated

Agent: Clarke, Darling, Downey (Architects)

(868-6036)

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Official Plan Designation: MDMCRA, MDRA, Sec. 11.112

Zoning By-Law District: CR L1 U350, R3 Z3 & Z4

Zoning By-Law Height District: 30.5, 12.0

Site Specific By-Law Provision: 87-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Mixed use building connected to existing hotel by below  
grade garage and recreation facilities

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Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 4,200 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 24,600 |
| Storeys:     | 18          | Major Components:      |        |
| Units:       | 99          | Residential-           | 11,100 |
| UPH:         | 240         | Retail-                | 500    |
| N/R Density: | 1.9         | Hotel-                 | 6,100  |
|              |             | Recreation-            | 1,300  |
|              |             | Other-                 | 1,300  |
| Parking:     | 137         | Parking-               | 4,300  |

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Remarks:

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Status: By-law approved by O.M.B. Development Agreement signed.  
Applicant not proceeding at this time

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 404 Jarvis Street  
Includes: 321 Mutual St.  
400, 404, 406 Jarvis St.

Application No: 1532

Application Type: Rezoning, O.P.A. and  
Development Review

Date: May 6, 1981  
Revised: Nov. 17, 1982

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Owner: National Ballet School

Agent: A.J. Diamond Associates (Architects) (977-2422)

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Official Plan Designation: MDRA, Sec. 11.115

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 12.0

Site Specific By-Law Provision: 148-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Renovating existing school facilities and build addition to include an auditorium, part of historic buildings to be retained. To proceed in stages.

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Project Data

|              |             |                        |       |
|--------------|-------------|------------------------|-------|
| Land Area:   | 2,700 sq.m. | Floor Area: (in sq.m.) |       |
|              |             | Total:                 | 2,500 |
| Storeys:     | 3           |                        |       |
|              |             | Major Components:      |       |
| Units:       |             | School-                | 1,600 |
|              |             | Other-                 | 900   |
| UPH:         |             |                        |       |
| N/R Density: | 0.9         |                        |       |

Parking:

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Remarks: Expanding facilities only. No increase in enrolment. Interim project for interior renovations to 406 Jarvis St. completed.

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Status: By-law approved by O.M.B.  
Dev. Agree. approved by Council Feb. 11, 1982

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 70 King Street E.  
Includes:  
92 King St. E.

Application No: 1536

Application Type: Rezoning and O.P.A.

Date: May 19, 1981

Owner: Citicom Inc. (367-9795)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: HDMCRA, Sec. 11.20

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use project of 2 buildings

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 7,100 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 69,100 |
| Storeys:     | 18 & 11     | Major Components:      |        |
| Units:       | 54          | Residential-           | 13,600 |
|              |             | Office-                | 36,600 |
| UPH:         | 75          | Retail-                | 1,900  |
|              |             | Park - L.A.-           | 800    |
| N/R Density: | 5.4         | Other-                 | 3,900  |
|              |             | Parking-               | 13,100 |
| Parking:     | 352         |                        |        |

Remarks: Application includes 25 Richmond St. E. and 10 Court St.  
Transfer of density. City to acquire 10 Court St. for  
park.

Status: Final Report adopted by L.U.C. Aug. 9, 1982.  
Applicant not proceeding

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 101 King Street E.  
Includes:  
101 King St. E.  
54, 56, 60, 70 Colborne St.

Application No: 1390

Application Type: Rezoning and O.P.A.

Date: January 15, 1979  
Revised: Oct. 21, 1983

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Owner: Percy Weinstein et al (781-2266)

Agent: Weir and Foulds (Solicitors) (595-1595)

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Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision: 522-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Mixed use, condominium

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Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,700 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 12,700 |
| Storeys:     | 9           |                        |        |
|              |             | Major Components:      |        |
| Units:       | 25approx.   | Residential-           | 3,400  |
|              |             | Office-                | 7,200  |
| UPH:         | 145approx.  | Retail-                | 500    |
|              |             | Other-                 | 1,100  |
| N/R Density: | 4.5         | Parking-               | 1,500  |
| Parking:     | 65          |                        |        |

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Remarks: Density limited to 4.5 commercial and 2.0 residential.  
Development Review application to follow later.

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Status: By-laws passed by Council July 16, 1984

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 44 King Street W. Application No: 1633  
Includes: 26,30,32,34,36,44 King St. W.  
11,11R,17,21,23,25,29 Adelaide St.W.  
102,106 Yonge St., 303 Bay St.

Application Type: Rezoning, O.P.A. and Date: August 20, 1982  
Development Review Revised: January 17, 1984

Owner: The Bank of Nova Scotia (866-3733)

Agent: Campeau Corp. (868-6460)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: No limit

Site Specific By-Law Provision: 503-84, 504-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 66 storey office building with retail at grade retaining  
existing Bank of Nova Scotia building, the National Club  
and portions of other historic buildings

Project Data

|              |              |                        |         |
|--------------|--------------|------------------------|---------|
| Land Area:   | 13,000 sq.m. | Floor Area: (in sq.m.) |         |
|              |              | Total:                 | 253,500 |
| Storeys:     | 68           |                        |         |
|              |              | Major Components:      |         |
| Units:       |              | Office-                | 198,300 |
|              |              | Retail-                | 10,300  |
| UPH:         |              | Daycare-               | 700     |
|              |              | Other-                 | 23,600  |
| N/R Density: | 15.3         | Parking-               | 30,600  |
| Parking:     | 457+         |                        |         |

Remarks: Transfer of development rights from 10 Bay St. to site  
and closing of Johnson St. & parts of two lanes

Status: By-law approved by O.M.B. Applied for Building Permit.

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 255 King Street W.  
Includes:  
255, 275 King St. W.

Application No: 37006

Application Type: Development Review

Date: January 31, 1977

Owner: Marathon Realty Co.

(863-4164)

Agent: Arthur Erickson (Architect)

(967-4477)

Official Plan Designation: HDMCRA, Sec. 11.12

Zoning By-Law District: C3 V3

Zoning By-Law Height District:

Site Specific By-Law Provision: 674-76 and

O.M.B. Orders: R761110 February 8, 1979

R783349 October 10, 1980

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 3 office buildings with public park within the block

Project Data

|              |              |                        |         |
|--------------|--------------|------------------------|---------|
| Land Area:   | 28,400 sq.m. | Floor Area: (in sq.m.) |         |
|              |              | Total:                 | 144,100 |
| Storeys:     | 16           |                        |         |
| Units:       |              | Major Components:      |         |
|              |              | Office-                | 105,400 |
|              |              | Retail-                | 3,200   |
| UPH:         |              | Parking-               | 35,400  |
| N/R Density: | 3.8          |                        |         |
| Parking:     | 1,090        |                        |         |

Remarks: Known as the Marathon Downtown West Development.

Status: Development Agreement signed  
Applicant not proceeding

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 82 Lombard Street

Application No: 31069

Application Type: Development Review

Date: July 10, 1981

Owner: 485325 Ontario Ltd.

(364-9944)

Agent: Desmnd Reychaudhuri (Architect)

(791-3579)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 5

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use building

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 400 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 3,500 |
| Storeys:     | 9         | Major Components:      |       |
| Units:       | 13        | Residential-           | 2,200 |
| UPH:         | 300       | Retail-                | 200   |
| N/R Density: | 1.1       | Office-                | 200   |
|              |           | Other-                 | 200   |
| Parking:     | 16        | Parking-               | 700   |

Remarks:

Status: Under construction

City Planner: W. Sawicki (947-7187)

DATA VALID JULY 1, 1985

Address: 95 Lombard Street Application No: 385080  
Includes: 120, 134 Adelaide St. E.,  
95 Lombard St., 76 Jarvis St.

Application Type: Development Review Date: June 3, 1985

Owner: Ronto Development Corporation (591-6584)

Agent: Goodman & Carr (Solicitors) (595-2300)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350, CR L1 U350

Zoning By-Law Height District: 46.0, 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use project, includes a 196 room hotel and a  
condominium building. Retaining historical building.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 3,500 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 19,600 |
| Storeys:     | 15          |                        |        |
| Units:       | 78          | Major Components:      |        |
|              |             | Residential-           | 5,800  |
|              |             | Hotel-                 | 7,600  |
| UPH:         | 225         | Office-                | 1,500  |
|              |             | Retail-                | 1,200  |
| N/R Density: | 2.9         | Other-                 | 200    |
|              |             | Parking-               | 2,800  |
| Parking:     | 219         |                        |        |

Remarks: 134 Adelaide St. E. is a listed building (Tom Taylor  
bldg.)

Status: Appl. under consideration by Planning & Development Dept.

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 21 Maitland Street Application No: 1284  
Includes: 10, 16 Alexander St. 31126  
15, 19, 21, 25, 27 Maitland Street

Application Type: Rezoning, O.P.A. and Date: January 17, 1977  
Development Review December 3, 1981

Owner: Fordingbridge Holdings Ltd. (487-3861)

Agent: Orkin Jaffary (Solicitors) (363-8836)

Official Plan Designation: HDRA, Sec. 11.69

Zoning By-Law District: R3 Z4, G

Zoning By-Law Height District: 18.0, 30.5

Site Specific By-Law Provision: 511-82, 520-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Residential condominium. Project also includes retention of TWP theatre and conveyance of land to City for parks purposes.

#### Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 4,800 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 21,400 |
| Storeys:     | 16          | Major Components:      |        |
| Units:       | 91          | Residential-           | 16,300 |
| UPH:         | 190         | Recreation-            | 300    |
| N/R Density: | 0.1         | Other-                 | 1,000  |
| Parking:     | 88          | Parking-               | 3,600  |

Remarks: See also 519, 521 & 523 Yonge St.

Status: By-laws approved by O.M.B. Additional By-law may permit garage extension and temporary surface parking. Draft by-law amending By-law 511-82 adopted by L.U.C. May 22/85

City Planner: M. Ufford (947-7355)

DATA VALID JULY 1, 1985

Address: 26 McAlpine Street

Application No: 1834

Application Type: Rezoning and O.P.A.

Date: Mar. 22, 1985

Owner: 576923 Ontario Ltd.

Agent: Howard S. Kutner Daniel & Kutner (Solicitors) (224-0200)  
Barton Myers Associates (Architects) (977-5101)

Official Plan Designation: MDRA

Zoning By-Law District: R4 Z4

Zoning By-Law Height District:

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office bldg. with residential unit. Proposed inclusion of  
landmark clock tower.

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 300 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 1,200 |
| Storeys:     | 4         |                        |       |
| Units:       | 1         | Major Components:      |       |
|              |           | Residential-           | 200   |
| UPH:         | 40        | Office-                | 600   |
|              |           | Parking-               | 100   |
| N/R Density: | 2.5       | Other-                 | 300   |
| Parking:     | 3         |                        |       |

Remarks: North Midtown Area Plan proposes 18.0 metre height limit  
for this area.

Status: Preliminary Report approved by L.U.C. June 19, 1985

City Planner: B. Krog (947-7355)

DATA VALID JULY 1, 1985

Address: 101 McGill Street  
Includes:  
97,99,101,103 McGill St.

Application No: 39054

Application Type: Development Review

Date: July 19, 1979

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Owner: 489797 Ontario Ltd.

Agent: Merrick Pollack Grubner & Fried (Solicitors) (964-3331)

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Official Plan Designation: MDRA

Zoning By-Law District: R3 Z4

Zoning By-Law Height District: 11.6

Site Specific By-Law Provision: 284-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Rowhouse condominium with additional underground parking  
for adjacent property.

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Project Data

|              |             |                        |       |
|--------------|-------------|------------------------|-------|
| Land Area:   | 500 sq.m.   | Floor Area: (in sq.m.) |       |
|              |             | Total:                 | 1,400 |
| Storeys:     | 3           |                        |       |
| Units:       | 7           | Major Components:      |       |
|              |             | Residential-           | 900   |
| UPH:         | 100         | Parking-               | 500   |
| N/R Density: |             |                        |       |
| Parking:     | 16 (inside) |                        |       |
|              | 7 (outside) |                        |       |

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Remarks:

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Status:

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: Queen, Dalhousie, Shuter  
and Mutual Streets Block

Application No: 1359

Application Type: Rezoning

Date: September 13, 1978

Owner: Duration Investments Ltd. (425-4053)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA, Sec. 11.18

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 742-79, 61-80, 456-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 2 residential towers and a 3 storey commercial building  
with joint underground parking, excludes site of former  
church, now demolished.

Project Data (\* = Estimated)

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 8,900*sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 86,000 |
| Storeys:     | 17 & 3      |                        |        |
| Units:       | 418         | Major Components:      |        |
|              |             | Residential-           | 62,300 |
| UPH:         | 470*        | Office-                | 3,800  |
|              |             | Retail-                | 700    |
| N/R Density: | 0.5*        | Parking-               | 19,000 |
| Parking:     | 444         |                        |        |

Remarks:

Status: Application not proceeding at this time.

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 95 Queens Quay E.

Application No: 385014

Application Type: Development Review

Date: January 29, 1985

Owner: Redpath Sugars

(366-3561)

Agent: Crang & Boake (Architects)

(449-1203)

Official Plan Designation:

Areas of Industry

Zoning By-Law District:

C2 V4

Zoning By-Law Height District:

Site Specific By-Law Provision: 356-76

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 2,300 sq.m. office addition to process plant

Site Total (including above addition)

Land Area: 42,900 sq.m.

Floor Area: (in sq.m.)

Total: 37,600

Storeys: 6

Major Components:

Units:

Office- 3,700

Retail- 400

UPH:

Industrial- 18,000

Warehouse- 15,000

N/R Density: 0.9

Other- 500

Parking: 20 (outside)

Remarks:

Status: Building permit issued

City Planner: J. D'Abramo (947-7611)

DATA VALID JULY 1, 1985

Address: 250 Queens Quay W.

Application No: 34099

Application Type: Development Review

Date: July 26, 1984  
Revised: Sept. 17, 1984

Owner: Harbourfront Corporation

(364-7127)

Agent: Huang & Danczkay Limited

(923-2779)

Official Plan Designation: Central Harbour

Zoning By-Law District: Harbourfront

Zoning By-Law Height District:

Site Specific By-Law Provision: 569-80 as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 3 condominium apartment towers with ground floor retail  
and above grade parking.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 7,600 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 42,800 |
| Storeys:     | 31, 19      | Major Components:      |        |
| Units:       | 353         | Residential-           | 32,800 |
| UPH:         | 460         | Retail-                | 1,600  |
| N/R Density: | 0.2         | Shared recreation-     | 4,100  |
|              |             | Parking-               | 3,100  |
| Parking:     | 220         |                        |        |

Remarks: Phase 1 of 2 of a large condominium apartment project.

Status: Under construction

City Planner: R. Glover (947-7611)

DATA VALID JULY 1, 1985

Address: 255 Queens Quay W.

Application No: 34082

Application Type: Development Review

Date: June 19, 1984

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Owner: Harbourfront Corporation (364-7127)  
The Whaler's Group (276-5444)

Agent: Vaughan, Willms (Solicitors) (863-0711)

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Official Plan Designation: Central Harbour & Railway Lands

Zoning By-Law District: Harbourfront 569-80

Zoning By-Law Height District:

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: A mixed use building containing 156 hotel suites,  
speciality shops and condominium apartments.

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Project Data

|              |              |                        |        |
|--------------|--------------|------------------------|--------|
| Land Area:   | 8,900 sq.m.  | Floor Area: (in sq.m.) |        |
|              |              | Total:                 | 35,400 |
| Storeys:     | 9            | Major Components:      |        |
| Units:       | 62           | Residential-           | 10,300 |
| UPH:         | 70           | Retail-                | 1,900  |
|              |              | Other-                 | 4,200  |
| N/R Density: | 1.4          | Parking-               | 13,100 |
|              |              | Hotel-                 | 10,400 |
| Parking:     | 390 (inside) |                        |        |
|              | 10 (outside) |                        |        |

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Remarks: Listed building on site.

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Status: Under construction

City Planner: M. Neumann (947-7611)

DATA VALID JULY 1, 1985

Address: 259 Queens Quay W.

Application No: 34148

Application Type: Development Review

Date: Nov. 14, 1984

Owner: Municipality of Metropolitan Toronto (947-8199)

Agent: Crang and Boake Inc. (Architects) (449-1203)

Official Plan Designation: Central Harbour

Zoning By-Law District: Harbourfront

Zoning By-Law Height District:

Site Specific By-Law Provision: 569-80, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Police Marine Headquarters Unit facilities.

Project Data

|              |             |                        |       |
|--------------|-------------|------------------------|-------|
| Land Area:   | 5,800 sq.m. | Floor Area: (in sq.m.) |       |
|              |             | Total:                 | 2,200 |
| Storeys:     | 3           | Major Components:      |       |
| Units:       |             | Police Station-        | 1,200 |
| UPH:         |             | Boat Houses-           | 1,000 |
| N/R Density: | 0.4         |                        |       |
| Parking:     | 8 (outside) |                        |       |

Remarks: Requires C. of A. approval for height of observation tower, and intrusion into setback area.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: M. Neumann (947-7611)

DATA VALID JULY 1, 1985

Address: 270 Queens Quay W.

Application No: 385010

Application Type: Development Review

Date: Jan. 21, 1985

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Owner: Harbourfront Corp.

(364-7127)

Agent: Huang and Danczkay Ltd.

(923-2779)

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Official Plan Designation: Central Harbour

Zoning By-Law District: Harbourfront

Zoning By-Law Height District:

Site Specific By-Law Provision: 569-80, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Phase 3 of Harbourfront John Quay Proposal.

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Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,800 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 23,100 |
| Storeys:     | 31          |                        |        |
|              |             | Major Components:      |        |
| Units:       | 226         | Residential-           | 21,200 |
|              |             | Retail-                | 500    |
| UPH:         | 1,230       | Parking-               | 1,400  |
| N/R Density: | 0.3         |                        |        |
| Parking:     | 114         |                        |        |

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Remarks:

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Status: Report adopted by L.U.C. April 24, 1985

City Planner: W. Johncox (947-7187)

DATA VALID JULY 1, 1985

Address: 29 Queen Street E.

Application No: 385029

Application Type: Development Review

Date: March 7, 1985

Owner: City of Toronto  
Parking Authority of Toronto (923-6616)

Agent: John Cowle (Architect) (963-9343)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 10 level parking garage with offices on top floor.

Project Data

|              |              |                        |        |
|--------------|--------------|------------------------|--------|
| Land Area:   | 3,200 sq.m.  | Floor Area: (in sq.m.) |        |
|              |              | Total:                 | 20,400 |
| Storeys:     | 7            |                        |        |
|              |              | Major Components:      |        |
| Units:       |              | Office-                | 1,400  |
|              |              | Parking-               | 19,000 |
| UPH:         |              |                        |        |
| N/R Density: | 4.0          |                        |        |
| Parking:     | 540 (inside) |                        |        |
|              | 19 (outside) |                        |        |

Remarks:

Status: Report adopted as amended by L.U.C. June 19, 1985

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 61 Queen Street E.

Application No: 1741

Application Type: Rezoning

Date: February 22, 1984

Owner: Municipality of Metropolitan Toronto

(947-8140)

Agent: Huang & Danczkay Ltd.

(923-2779)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building with ground floor retail

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 900 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 7,600 |
| Storeys:     | 9         |                        |       |
|              |           | Major Components:      |       |
| Units:       |           | Office-                | 5,800 |
|              |           | Retail-                | 300   |
| UPH:         |           | Parking-               | 1,400 |
| N/R Density: | 7.1       |                        |       |
| Parking:     | 32        |                        |       |

Remarks: Involves density transfer between this site and 58 Richmond St. E. based on an agreement approved by Metro Council on Dec. 6, 1983.

Status: By-law passed by Council

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 129 Queen Street E.  
Includes: 120 Richmond St. E.

Application No: 33094

Application Type: Development Review

Date: Nov. 10, 1983

Owner: Ontario Consolidated Realty Investments Ltd. (967-6470)

Agent: Diamond, Fairbairn, Shapiro & Steinberg (Solicitors) (368-8000)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use rental building

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 700 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 2,500 |
| Storeys:     | 7         |                        |       |
| Units:       | 3         | Major Components:      |       |
|              |           | Residential-           | 300   |
| UPH:         | 40        | Office-                | 1,600 |
|              |           | Retail-                | 200   |
| N/R Density: | 2.5       | Parking-               | 400   |
| Parking:     | 7         |                        |       |

Remarks: Obtained C. of A. approval to exceed non-residential G.F.A.

Status: Under construction

City Planner: W. Johncox (947-7187)

DATA VALID JULY 1, 1985

Address: 174-176 Queen Street W.

Application No: 34042

Application Type: Development Review

Date: March 29, 1984

Owner: The Canada Life Assurance Co.

(597-1456)

Agent: McCarthy & McCarthy (Solicitors)

(362-1812)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U200

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 3 storey building to contain day nursery, retail and office use

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 400 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 1,100 |
| Storeys:     | 3         |                        |       |
|              |           | Major Components:      |       |
| Units:       |           | Office-                | 300   |
|              |           | Retail-                | 100   |
| UPH:         |           | Day Care-              | 700   |
| N/R Density: | 2.7       |                        |       |
| Parking:     |           |                        |       |

Remarks: Nursery facilities for the Canada Life project.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: P. Byrne (947-7339)

DATA VALID JULY 1, 1985

Address: Railway Lands

Application No: 1677

Includes: Yonge St. to Bathurst St.  
from Front St. to Lakeshore Blvd.

Application Type: Rezoning and O.P. Part II Date: Mar. 22, 1983

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Applicant: Marathon Realty Co. Ltd. & C.N.R.

Agent: Blake, Cassels & Graydon (Solicitors) (863-2788)

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Official Plan Designation: Railway Lands, Sec. 5.20

Zoning By-Law District: C2 V3, C3 V3, C3 V4

Zoning By-Law Height District:

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: Railway Lands Part II Development Concept. A comprehensive proposal for the redevelopment of the Railway Lands. It includes plans for streets, blocks, land use, and parks and open space. Since January 1985, also includes the "Domed Stadium" proposition.

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Remarks: Landowners are: CN, CP, TTR, THC, City of Toronto, Metropolitan Toronto, Federal Government, Wittington Investments (Loblaws) and Globe Realty.

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Status: Railway Lands Part II Proposals and Railway Lands Part II Implementation Strategy received by L.U.C. March 28, 1985. Report circulated and public meeting held in April 1985.

City Planner: E. Pendergrast (947-7611) DATA VALID JULY 1, 1985

Address: 25 Richmond Street East  
Includes:  
20, 26 Lombard Street

Application No: 1536

Application Type: Rezoning

Date: May 27, 1981

Owner: Citicom Inc. (367-9795)

Agent: Weir & Foulds (Solicitors) (595-1595)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed commercial-residential project retaining 2  
historical buildings on site.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 3,000 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 23,100 |
| Storeys:     | 19          | Major Components:      |        |
| Units:       | 305         | Residential-           | 14,000 |
| UPH:         | 1,000       | Institutional-         | 4,600  |
| N/R Density: | 2.1         | Office-                | 300    |
|              |             | Retail-                | 1,400  |
|              |             | Other-                 | 500    |
| Parking:     | 70          | Parking-               | 2,300  |

Remarks: Joint application with 70 King St. E. and 10 Court St.

Status: Final Report adopted by L.U.C. Aug. 9, 1982  
Applicant not proceeding at this time

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 58 Richmond Street East

Application No: 1741

Application Type: Rezoning

Date: February 22, 1984

Owner: 523664 Ontario Ltd. (923-2779)

Agent: Huang & Danczkay Ltd. (923-2779)  
Silverman & Freed (Solicitors) (979-2335)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Ambulance station.

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 600 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 1,100 |
| Storeys:     | 2         |                        |       |
| Units:       |           | Major Components:      |       |
|              |           | Institutional-         | 600   |
| UPH:         |           | Parking-               | 500   |
| N/R Density: |           |                        |       |
| Parking:     | 13        |                        |       |

Remarks: Involves density transfer between this site and 61 Queen St. E., based on an agreement approved by Metro Council on Dec. 6, 1983

Status: By-law passed by Council

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 1 Richmond Street West  
Includes: 146, 158 Yonge Street

Application No: 33082

Application Type: Development Review

Date: September 19, 1983

Revised: October 12, 1983

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Owner: The Ram-Land Corporation Ltd.

(962-9080)

Agent: Page & Steele (Architects)

(485-9666)

---

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project Data: 7,300 sq.m. office use reconstruction of existing building

---

Site Totals (including above addition)

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,500 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 12,000 |
| Storeys:     | 9           |                        |        |
|              |             | Major Components:      |        |
| Units:       |             | Office-                | 8,500  |
|              |             | Retail-                | 600    |
| UPH:         |             | Other-                 | 1,500  |
|              |             | Parking-               | 1,200  |
| N/R Density: | 8.9         |                        |        |
| Parking:     | 24          |                        |        |

---

Remarks:

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Status: Under construction

City Planner: M. Snell (947-7187)

DATA VALID JULY 1, 1985

Address: St. Lawrence Neighbourhood  
Phase 2C  
(Esplanade to the Railway tracks  
between Church St. & Jarvis St.)

Application No: None

Application Type: O.P.A.

Date:

Owner: City of Toronto

(947-7940)

Agent: City of Toronto Housing Dept.

(947-7940)

Official Plan Designation: MDMCRA & MDRA

Zoning By-Law District: C3 V4

Zoning By-Law Height District: 17.0

Site Specific By-Law Provision: 515-76, 812-78, 116-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Phase C-2 of the St. Lawrence Neighbourhood. A residential and limited commercial use. Includes the extension of the David Crombie Park and an addition of 800 parking spaces to Toronto Parking Authority garage.

Project Data No project details at this time

Remarks: No specific building proposal at this time.

Status: Progress Report received by L.U.C. Oct. 3, 1984

City Planner: R. Maguire (947-7335)

DATA VALID JULY 1, 1985

Address: 30 St. Patrick Street

Application No: 385084

Application Type: Development Review

Date: May 6, 1985

Owner: St. Patrick Towers Inc.

(598-3000)

Agent: John C. Houghton Associates (Architects)

(968-9120)

Official Plan Designation:

MDMCRA

Zoning By-Law District:

CR L2 U350

Zoning By-Law Height District:

36.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed used building

Project Data

Land Area: 900 sq.m.

Floor Area: (in sq.m.)

Total: 3,100

Storeys: 11

Major Components:

Units: 4

Residential- 1,100

UPH: 56

Office- 1,800

N/R Density: 2.0

Parking: 5 (inside)  
12 (outside)

Remarks:

Status: Report adopted by L.U.C. June 24, 1985

City Planner: P. Bain (947-7339)

DATA VALID JULY 1, 1985

Address: 1 St. Thomas Street

Application No: 1681

Application Type: Rezoning and O.P.A.

Date: April 20, 1983

Owner: Crazy Horse Development Ltd.

(243-9494)

Agent: Geoffery D. Smith Realty

(922-4200)

Official Plan Designation:

MDRA, Sec. 11.16

Zoning By-Law District:

R3 Z3

Zoning By-Law Height District:

12.0

Site Specific By-Law Provision:

850-79, 918-79

(for previous proposal)

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Hotel

Project Data (under review)

Land Area:

sq.m.

Floor Area: (in sq.m.)

Total:

Storeys:

Units:

Major Components:

Hotel-

Service Area-

Parking-

UPH:

N/R Density:

Parking:

Remarks: Existing site plan by-law to be rescinded.

Status: Project on hold at request of applicant.

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 16 St. Thomas Street

Application No: 1344

Application Type: Rezoning

Date: June 15, 1978  
Revised: Oct. 25, 1984

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Owner: Windsor Arms Hotel Ltd. (979-2341)

Agent: Gardiner, Roberts (Solicitors) (367-0620)

---

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project Data: 8,200 sq.m. addition on top of the existing 4 storey hotel. A listed building.

---

Site Totals (including above addition)

|            |             |                        |        |
|------------|-------------|------------------------|--------|
| Land Area: | 1,700 sq.m. | Floor Area: (in sq.m.) |        |
|            |             | Total:                 | 14,400 |

Storeys: 22

|        |                   |        |
|--------|-------------------|--------|
| Units: | Major Components: |        |
|        | Hotel-            | 14,000 |

UPH:

N/R Density: 8.6

Parking:

---

Remarks: Off-site parking arrangement to be established.

---

Status: Final Report received by L.U.C. June 19, 1985

City Planner: G. Switzer (947-7355)

DATA VALID JULY 1, 1985

Address: 23 St. Thomas Street

Application No: 1703

Application Type: Rezoning and  
Development Review

Date: August 15, 1983

Owner: 505 Project Ltd.  
301090 Ontario Ltd.  
Milev Ltd.

Agent: Famous Players Development Corp.  
Aird & Berlis (Solicitors)

(925-3211)  
(364-1241)

Official Plan Designation: HDMCRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An 80 room hotel.

Project Data

|              |           |                        |       |
|--------------|-----------|------------------------|-------|
| Land Area:   | 700 sq.m. | Floor Area: (in sq.m.) |       |
|              |           | Total:                 | 5,900 |
| Storeys:     | 13        |                        |       |
|              |           | Major Components:      |       |
| Units:       |           | Hotel-                 | 5,200 |
| UPH:         |           | Parking-               | 700   |
| N/R Density: | 7.8       |                        |       |
| Parking:     | 16        |                        |       |

Remarks: Famous Players Development Corp. is 100 year leaseholder.

Status: Preliminary Report adopted by L.U.C. Sept. 21, 1983  
Applicant not proceeding

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 53 Simcoe Street  
Includes:  
145 Wellington St. W.

Application No: 34104

Application Type: Development Review

Date: Dec. 7, 1984

---

Owner: Chillwood Investments Ltd. (635-7520)

Agent: H. & R. Developments (635-7520)  
Blott Fejer Devine (Solicitors) (364-7707)

---

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project: Office with retail

---

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,600 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 18,200 |
| Storeys:     | 13          |                        |        |
| Units:       |             | Major Components:      |        |
|              |             | Office-                | 15,100 |
| UPH:         |             | Retail-                | 400    |
|              |             | Other-                 | 100    |
| N/R Density: | 9.9         | Parking-               | 2,600  |
| Parking:     | 60          |                        |        |

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Remarks:

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Status: Report approved by L.U.C. February 13, 1985

City Planner: W. Johncox (947-7187)

DATA VALID JULY 1, 1985

Address: 172,180,190 Simcoe Street

Application No: 1698  
33059

Application Type: Rezoning, O.P.A. and  
Development Review

Date: July 13, 1983  
July 14, 1983

Owner: Canada Life Assurance Co.

(597-1456)

Agent: McCarthy & McCarthy (Solicitors)

(362-1812)

Official Plan Designation: MDMCRA, Sec. 11.12

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 17,300 sq.m. use addition to office building.

Site Totals (including above additions)

|              |              |                        |        |
|--------------|--------------|------------------------|--------|
| Land Area:   | 12,300 sq.m. | Floor Area: (in sq.m.) |        |
|              |              | Total:                 | 48,100 |
| Storeys:     |              |                        |        |
| Units:       |              | Major Components:      |        |
|              |              | Office-                | 36,700 |
| UPH:         |              | Parking-               | 11,400 |
| N/R Density: | 3.9          |                        |        |
| Parking:     | 224 (inside) |                        |        |
|              | 31 (outside) |                        |        |

Remarks:

Status: Final Report approved by Council May 14, 1984

City Planner: P. Byrne (947-7339)

DATA VALID JULY 1, 1985

Address: 10 Toronto Street

Application No: 34051

Application Type: Development Review

Date: April 24, 1984

Owner: Argus Corporation Ltd.

(363-8721)

Agent: The Jackson-Lewis Co. Ltd.

(964-1154)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 400 sq.m. addition to office building.

Site Totals (including above addition)

|              |              |                        |       |
|--------------|--------------|------------------------|-------|
| Land Area:   | 1,100 sq.m.  | Floor Area: (in sq.m.) |       |
|              |              | Total:                 | 1,800 |
| Storeys:     | 3            |                        |       |
| Units:       |              | Major Components:      |       |
|              |              | Office-                | 1,100 |
| UPH:         |              | Other-                 | 700   |
| N/R Density: | 1.0          |                        |       |
| Parking:     | 14 (outside) |                        |       |

Remarks: A listed building.

Status: Delegated approval by Commissioner of Planning & Development Dept. Aug. 8, 1984

City Planner: W. Johncox (947-7187)

DATA VALID JULY 1, 1985

Address: 1 University Avenue  
Includes:  
44, 50 York Street

Application No: 1613  
32127

Application Type: Rezoning, O.P.A. and  
Development Agreement

Date: May 20, 1982

---

Owner: Famous Players Development Corp. (925-3211)  
Agent: Aird & Berlis (Solicitors) (364-1241)

---

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 27-83, 129-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: 19 storey office building with retail at grade

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Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 2,100 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 31,800 |
| Storeys:     | 19          |                        |        |
| Units:       |             | Major Components:      |        |
|              |             | Office-                | 25,100 |
| UPH:         |             | Other-                 | 1,900  |
|              |             | Parking-               | 4,200  |
| N/R Density: | 12.0        |                        |        |
| Parking:     | 76          |                        |        |

---

Remarks: Density of about 9,000 sq.m. transferred from 252 Adelaide St. Public parking ramp to be relocated, lane to be closed.

---

Status: Under construction

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 525 University Avenue

Application No: 1686

Application Type: Rezoning and O.P.A.

Date: May 19, 1983

Owner: 525 University Ltd.

(365-9595)

Agent: Weir & Foulds (Solicitors)

(365-1110)

Official Plan Designation:

HDMCRA

Zoning By-Law District:

CR L4.5 U480

Zoning By-Law Height District:

76.0

Site Specific By-Law Provision:

367-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building

Project Data

Land Area: 2,300 sq.m.

Floor Area: (in sq.m.)

Total: 25,600

Storeys: 15

Major Components:

Units:

Office- 17,200

Retail- 800

UPH:

Other- 2,100

N/R Density: 8.0

Parking- 5,500

Parking: 184

Remarks:

Status: By-laws passed by Council May 15, 1984

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 600 University Avenue

Application No: 32114

Application Type: Development Review

Date: November 25, 1982

Owner: Mount Sinai Hospital

(596-3047)

Agent: Rosenberg Smith Paton & Hyman (Solicitors)

(863-1900)

Official Plan Designation:

Institutional District, Sec.11.2

Zoning By-Law District:

QR L8 U480

Zoning By-Law Height District:

76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 9,800 sq.m. research centre addition (Phase 1) to hospital.

Site Totals (including above addition)

Land Area: 9,000 sq.m.

Floor Area: (in sq.m.)

Storeys: 8

Total:

92,500

Units:

Major Components:

Hospital-

77,500

UPH:

Other-

15,000

N/R Density: N/A

Parking:

Remarks: Adjacent lot, owned by Queen Elizabeth Hospital (approx. 6285 m2) proposed to be included as part of lot for the purposes of calculating permitted density. The two hospitals share underground loading facilities and are connected at the basement level.

Status: Under construction

City Planner: S. Sane (947-7187)

DATA VALID JULY 1, 1985

Address: 600 University Avenue

Application No: 32115

Application Type: Development Review

Date: November 25, 1982

Owner: Mount Sinai Hospital

(596-3047)

Agent: Rosenberg Smith Paton & Hyman (Solicitors)

(863-1900)

Official Plan Designation:

Institutional District, Sec. 11.2

Zoning By-Law District:

QR L8 U480

Zoning By-Law Height District:

76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 22,900 sq.m. research centre addition (Phase 2) to hospital.

Site Totals (including above addition)

Land Area: 9,000 sq.m.

Floor Area: (in sq.m.)

Total:

115,500

Storeys: 11

Major Components:

Units:

Hospital-

99,000

Other-

16,400

UPH:

N/R Density: N/A

Parking:

Remarks: See Phase 1 comments

Status: Dev. Agree. approved by Council May 16, 1983

City Planner: S. Sane (947-7187)

DATA VALID JULY 1, 1985

Address: 277 Victoria Street

Application No: 1818  
38021

Application Type: Rezoning and O.P.A.

Date: January 28, 1985  
Revised: February 12, 1985

Owner: Inaugural Investments Ltd.

(920-8880)

Agent: W. Vaughan (Solicitor)

(863-0711)

Official Plan Designation:

MDMCRA

Zoning By-Law District:

CR L2 U350

Zoning By-Law Height District:

46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 3,800 sq.m. office and athletic club addition on 4  
floors to office bldg.

Site Total (including above addition)

Land Area: 1,000 sq.m.

Floor Area: (in sq.m.)

Storeys: 10

Total: 10,300

Units:

Major Components:

Office- 8,000

Retail- 500

UPH:

Other- 700

N/R Density: 9.4

Sports club- 1,000

Parking:

Remarks:

Status: By-law passed and Dev. Agree. approved by L.U.C.  
June 19, 1985

City Planner: G. Nefsky (947-7862)

DATA VALID JULY 1, 1985

Address: 15 Wellesley Street E.

Application No: 1682

Application Type: Rezoning, O.P.A. and  
Development Review

Date: April 21, 1983  
Revised: Aug. 24, 1984

---

Owner: City of Toronto (Parking Authority)

Agent: City of Toronto (947-7374)  
Non-Profit Housing Corp. (Cityhome)

---

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project: 18 and 15 storey apartment buildings connected by a 6 storey Toronto Parking Authority parking structure.

---

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 3,500 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 32,400 |
| Storeys:     | 18          |                        |        |
| Units:       | 165         | Major Components:      |        |
|              |             | Residential-           | 17,600 |
| UPH:         | 420         | Retail-                | 500    |
|              |             | Parking-               | 14,300 |
| N/R Density: | 4.5         |                        |        |
| Parking:     | 414         |                        |        |

---

Remarks: Located above subway line.

---

Status: By-laws passed by Council April 9, 1985

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 56 Wellesley Street E.

Application No: 1699

Application Type: Rezoning

Date: July 22, 1983

Revised: Nov. 1, 1983

---

Owner: City of Toronto & (947-7132)  
Co-op Fed. of Tor. Inc. (598-1641)

Agent: Church-Isabella Residents Co-op Inc. (920-4311)

---

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 188-68, 310-69, 443-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project: A non-profit housing project which includes an addition to and preserves the historic building Paul Kane House.

---

Project Data

|              |              |                        |       |
|--------------|--------------|------------------------|-------|
| Land Area:   | 1,600 sq.m.  | Floor Area: (in sq.m.) |       |
|              |              | Total:                 | 2,000 |
| Storeys:     | 3.5          |                        |       |
|              |              | Major Components:      |       |
| Units:       | 18           | Residential-           | 2,000 |
| UPH:         | 115          |                        |       |
| N/R Density: |              |                        |       |
| Parking:     | 9 (off-site) |                        |       |

---

Remarks: Land owned by City. An approx. 700 sq.m. public park will be retained and improved. CMHC funding approved.

---

Status: Under construction

City Planner: B. Krog (947-7355)

DATA VALID JULY 1, 1985

Address: 79 Wellington Street W.  
Includes:  
79, 85 Wellington St. W.

Application No: 1625  
32071  
33109

Application Type: Rezoning, O.P.A. and  
Development Review

Date: July 16, 1982  
Dec. 27, 1983

Owner: Toronto Dominion Centre West Ltd. & (863-4511)  
Canadian Pacific Hotels Ltd.

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: Fin. Dist., Sec. 11.40, 11.129

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 158.8

Site Specific By-Law Provision: 701-82, as amended, 318-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 37 storey office building. Fourth tower of T-D Centre.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 5,900 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 93,500 |
| Storeys:     | 37          |                        |        |
| Units:       |             | Major Components:      |        |
|              |             | Office-                | 66,000 |
| UPH:         |             | Recreation-            | 3,200  |
|              |             | Other-                 | 11,500 |
| N/R Density: | 11.9        | Parking-               | 16,200 |
| Parking:     | 538         |                        |        |

Remarks:

Status: Under construction. Amendment to Dev. Agree.  
for addition of a Health Club approved by  
Council May 28, 1984

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 95 Wellington Street W.

Application No: 1697

Includes:

12 Piper St., 107 Wellington St. W.

Application Type: Rezoning, O.P.A. and  
Development Review

Date: July 4, 1983

Revised: April 30, 1984

---

Owner: Toronto Club (362-2111)  
c/o Osler Hoskins & Harcourt (Solicitors)  
Abak Estates Ltd. (CPR Pension Fund) (360-3270)  
Prudential Insurance Co. (366-6971)

---

Official Plan Designation: Financial District, Sec. 11.123

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision: 30-83, 592-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project: 22 storey office building with retail at grade

---

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 3,200 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 46,200 |
| Storeys:     | 22          |                        |        |
| Units:       |             | Major Components:      |        |
|              |             | Office-                | 30,000 |
| UPH:         |             | Retail-                | 3,300  |
|              |             | Other-                 | 5,900  |
| N/R Density: | 11.4        | Parking-               | 6,900  |
| Parking:     | 186         |                        |        |

---

Remarks: Density transferred from Elgin/Wintergarden at 189 Yonge St. This is a revised application on an expanded site including the Toronto Club (107 Wellington St. W.), subject to a separate Development Review application.

---

Status: Under construction

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 107 Wellington Street W.

Application No: 34062

Application Type: Development Review

Date: May 16, 1984  
Revised: June 19, 1984

---

Owner: Toronto Club (362-2751)

Agent: Osler, Hoskin & Harcourt (362-2111)

---

Official Plan Designation: Financial District, Sec. 11.123

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision: 30-83, 592-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

---

Project Data: 400 sq.m. addition to the Toronto Club building

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Site Totals (including above addition)

|            |             |                        |       |
|------------|-------------|------------------------|-------|
| Land Area: | 1,700 sq.m. | Floor Area: (in sq.m.) |       |
|            |             | Total:                 | 3,700 |

Storeys: 3

|        |                   |       |
|--------|-------------------|-------|
| Units: | Major Components: |       |
|        | Recreation-       | 3,700 |

UPH:

N/R Density: 2.2

Parking: 20 (outside)

---

Remarks: This site is part of the 95 Wellington St. W. project under rezoning application No. 1697. A designated building.

---

Status: Under construction

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 125 Wellington Street W.  
Includes:  
123 Wellington St. W.

Application No: 31038  
1590

Application Type: Rezoning and  
Development Review

Date: April 13, 1981

Owner: Olympia and York Dev. Ltd.

(862-6212)

Agent: Frank Lewinberg

(961-9327)

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Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 606-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: 27 storey apartment building with retail at grade.

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Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,900 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 43,800 |
| Storeys:     | 27          |                        |        |
| Units:       | 225         | Major Components:      |        |
| UPH:         | 1,180       | Residential-           | 34,500 |
| N/R Density: | 0.9         | Retail-                | 500    |
|              |             | Community Centre-      | 900    |
|              |             | Recreation-            | 100    |
| Parking:     | 161         | Parking-               | 7,400  |

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Remarks: Joint application with 121 King St. W. - Density transfer

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Status: By-laws passed and Dev. Agree. approved by Council  
Oct. 7, 1982

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: Yonge & Queen S/E Corner Application No: 1320  
Includes: 163 - 171 Yonge Street, 34136  
15, 17 Queen St. E. and 20 Richmond St. E.

Application Type: Rezoning and Date: October 26, 1984  
Development Review May 2, 1985  
(Phase II)

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Owner: Fidnam Properties Inc. (962-5600)

Agent: Fidnam (Canada) Ltd. (962-5600)  
Weir & Foulds (Solicitors) (365-1110)

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Official Plan Designation: HDMCRA

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

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Project: 56,700 sq.m. addition to renovated historic building of  
13,700 sq.m. G.F.A.

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Project Data (Addition only)

|              |                            |                        |        |
|--------------|----------------------------|------------------------|--------|
| Land Area:   | 5,100 sq.m.                | Floor Area: (in sq.m.) |        |
|              |                            | Total:                 | 56,700 |
| Storeys:     | 24                         |                        |        |
| Units:       | 7                          | Major Components:      |        |
|              |                            | Residential-           | 600    |
|              |                            | Office-                | 32,400 |
| UPH:         | 10*                        | Retail-                | 2,600  |
|              |                            | Other-                 | 6,000  |
| N/R Density: | 10.3*                      | Storage-               | 600    |
|              | *based on entire land area | Pedestrian Mall-       | 2,000  |
| Parking:     | 301                        | Parking-               | 12,500 |

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Remarks: This is Phase II of the Confederation Square project.  
Phase I consists of the retained historic building at 20  
Richmond St. E.

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Status: By-law not given final reading yet.

City Planner: M. Williams (947-7862)

DATA VALID JULY 1, 1985

Address: 193 Yonge Street

Application No: 31101

Application Type: Development Review

Date: September 23, 1981

Owner: Kimberly Lloyd Developments Ltd. (868-1900)

Agent: Rose, Persisko, Arnold, Gleiberman (868-1900)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Renovation of designated building for office, retail.

Project Data

|            |             |                        |       |
|------------|-------------|------------------------|-------|
| Land Area: | 1,000 sq.m. | Floor Area: (in sq.m.) |       |
|            |             | Total:                 | 6,600 |

Storeys: 8

Units:

Major Components:

Office- 4,700

UPH:

Retail- 1,900

N/R Density: 6.8

Parking:

Remarks:

Status: Under construction

City Planner: A. Appleby (947-7862)

DATA VALID JULY 1, 1985

Address: 319 Yonge Street

Application No: 34020

Application Type: Development Review

Date: February 9, 1984

Owner: Biltmore Enterprises

(977-2488)

Agent: D.I. Retail Planning & Design Ltd.

(961-1811)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 300 sq.m. addition to renovated movie theatre for retail commercial use. Addition is in the form of a new interior 2nd floor.

Site Totals (including above addition)

|              |                       |                        |       |
|--------------|-----------------------|------------------------|-------|
| Land Area:   | 600 sq.m.             | Floor Area: (in sq.m.) |       |
|              |                       | Total:                 | 1,200 |
| Storeys:     | 2                     |                        |       |
|              |                       | Major Components:      |       |
| Units:       |                       | Retail-                | 1,200 |
| UPH:         |                       |                        |       |
| N/R Density: | 1.8                   |                        |       |
| Parking:     | 2 (off-site, secured) |                        |       |

Remarks:

Status: Dev. Agree. approved by Council May 28, 1984

City Planner: L. Hodgson (947-7339)

DATA VALID JULY 1, 1985

Address: 437 & 441 Yonge Street

Application No: 33091

Application Type: Development Review

Date: October 19, 1983

Owner: W.S.T. Investments Ltd.

(865-0150)

Agent: Sigma Corporate Properties Ltd.

(865-0150)

Official Plan Designation:

HDMCRA

Zoning By-Law District:

CR L4.5 U480

Zoning By-Law Height District:

46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office with street related retail.

Project Data

Land Area: 2,500 sq.m.

Floor Area: (in sq.m.)

Total:

16,700

Storeys: 10

Units:

Major Components:

Office-

10,800

Retail-

900

UPH:

Other-

1,600

N/R Density: 4.9

Parking-

3,400

Parking: 94

Remarks: Mutual drive to ramp with 21 Carlton St. development site.

Status: Dev. Agree. approved by Council March 7, 1984

City Planner: B. Leonhardt (947-7355)

DATA VALID JULY 1, 1985

Address: 837 Yonge Street  
Includes: 837R Yonge St.

Application No: 385075

Application Type: Development Review

Date: May 22, 1985

Owner: Canadian Tire Corporation Limited (480-3200)

Agent: Inducon Consultants of Canada Ltd. (494-2800)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U300

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 8,500 sq.m. addition for new retail and office use.

Site Total (including above addition)

|            |              |                        |        |
|------------|--------------|------------------------|--------|
| Land Area: | 10,200 sq.m. | Floor Area: (in sq.m.) |        |
|            |              | Total:                 | 16,600 |

Storeys: 2

Major Components:

|        |            |       |
|--------|------------|-------|
| Units: | Office-    | 700   |
|        | Retail-    | 6,000 |
| UPH:   | Warehouse- | 1,800 |
|        | Parking-   | 8,000 |

N/R Density:

Parking: 53 (inside)  
126 (outside)

Remarks: Existing retail store converted for parking use.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: G. Switzer (947-7355)

DATA VALID JULY 1, 1985

Address: 900 Yonge Street Application No: 31114  
Includes: 890, 900, 902 Yonge St.

Application Type: Development Review Date: February 5, 1976

Owner: Belmont Construction Co. (223-6550)  
Cadillac-Fairview Corp. (598-8200)

Agent: Orkin Jaffary (Solicitors) (363-8836)

Official Plan Designation: MDMCRA, Sec. 11.11 & 11.71

Zoning By-Law District: C1S L1 Z5

Zoning By-Law Height District:

Site Specific By-Law Provision: 518-78, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use building with abutting office and condominium towers.

Project Data

|              |             |                        |        |
|--------------|-------------|------------------------|--------|
| Land Area:   | 1,900 sq.m. | Floor Area: (in sq.m.) |        |
|              |             | Total:                 | 21,700 |
| Storeys:     | 15          |                        |        |
| Units:       | 50          | Major Components:      |        |
|              |             | Residential-           | 11,400 |
| UPH:         | 260         | Office-                | 5,100  |
|              |             | Retail-                | 1,400  |
| N/R Density: | 3.4         | Parking-               | 3,800  |
| Parking:     | 76          |                        |        |

Remarks: Part of the site covered by By-law 818-78 which includes the 18 Davenport Rd. senior citizen housing project and the condominium bldg. at 15 McMurrich St.

Status: Under construction

City Planner: S. Sane (947-7187)

DATA VALID JULY 1, 1985

Address: 60 York Street

Application No: 33069

Application Type: Development Review

Date: Aug. 8, 1983

Owner: John Inazurenko

(363-3321)

Agent: Russell W. Pysklywec (Architect)

(483-0824)

Official Plan Designation:

Financial District

Zoning By-Law District:

CR L8 U400

Zoning By-Law Height District:

137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: Approx. 2600 m<sup>2</sup> addition to existing Strathcona Hotel, including 1 residential unit.

Site Totals (including above addition)

Land Area: 700 sq.m.

Floor Area: (in sq.m.)

Total:

7,200

Storeys: 12

Major Components:

Units: 1

Residential-

500

Retail-

300

UPH: 15

Hotel-

5,300

N/R Density: 9.5

Parking:

Remarks:

Status: Dev. Agree. approved by Council April 2, 1984  
Applied for Building Permit

City Planner: W. Johncox (947-7187)

DATA VALID JULY 1, 1985